

Oxted North Analysis Plan (Area 07A)

See Figure 1 on page 4 for plan location

Based on mapping data licensed from Ordnance Survey, Crown copyright.

### Oxted North Settlement Analysis

- 1.1 Oxted lies towards the eastern part of Tandridge, to the south of the M25 motorway. The town sits atop the Wooded Greensand Hills which stretch east to west across the centre of the District. The northern part of Oxted, slopes down from the Greensand Hills to the River Eden and on into the greensand valley, which forms another east-west band through the District between the greensand hills to the south and the chalk ridge of the North Downs to the north.
- 1.2 The irregular northern edge of Oxted abuts the Surrey Hills AONB towards the foot of the North Downs ridge scarp, and is underlain by a combination of sandstone, mudstone and limestone.
- 1.3 The north-west extent of Oxted, following the line of the railway to the south, rises up towards the North Downs, but its edges are well defined by tree cover, including ancient woodland. Adjacent to the existing settlement and set within this pattern of woodland and settlement are sites **OXT035**, **OXT006**, **OXT007**, and **OXT034**.
- 1.4 To the south of the River Eden, sites **OXT024**, **OXT055**, **OXT056**, **OXT022**, and **OXT054** form a group located on north facing slopes between the eastern settlement edge and the wooded top of the greensand hills to the south.
- 1.5 Detached from Oxted, and near the Clacket Lane motorway service area is site **ENA08/OXT043**.

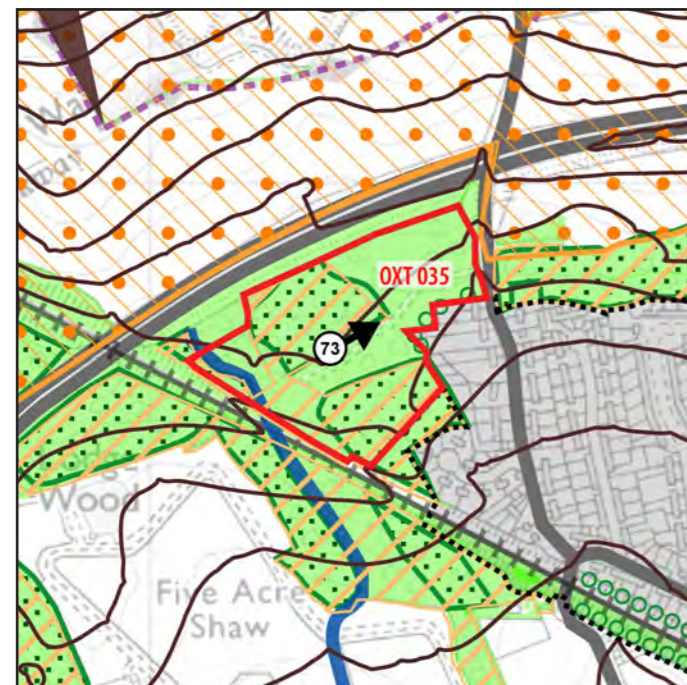
Please note the following sites are located in Limpsfield:

OXT020  
 OXT022  
 OXT024  
 OXT054  
 OXT055  
 OXT056





Photograph 73: View east towards Chalkpit Lane



Plan not to scale  
See plan on page 120 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **OXT035** is a large area of deciduous woodland, on slopes adjacent to the AONB. It includes two large blocks of ancient woodland to the north and south of a tarmac access road through the centre of the site. A large part of the site is designated as a Site of Nature Conservation Interest. Views out are contained by woodland which forms an important setting to the surrounding landscape.
- 1.2 To the east of the site is Chalkpit Lane and Hamfield Close which form the northern extents of Oxted. Long gardens back onto the site and allow views in for these properties. There are views of the site from Chalkpit Lane. The north of the site is bounded by the M25 and beyond that is the AONB and AGLV. These are on steep slopes and have views into the site, including from the Greensand Way. This national trail and the AONB are particularly sensitive to change. To the west the site is bounded by the railway line, which has views of the edges of the site.
- 1.3 Overall, the visual sensitivity is judged to be **Substantial**. This rating feeds into the following overall sensitivity assessment table.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Substantial** sensitivity x **Moderate** value = **Low** landscape capacity
- 2.2 Site **OXT035** has substantial sensitivity due to its inconsistency with the existing settlement form and pattern, its ecological sensitivity and the lack of possibilities for successful mitigation. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape as a whole and the separation between settlements.



Landscape Sensitivity:

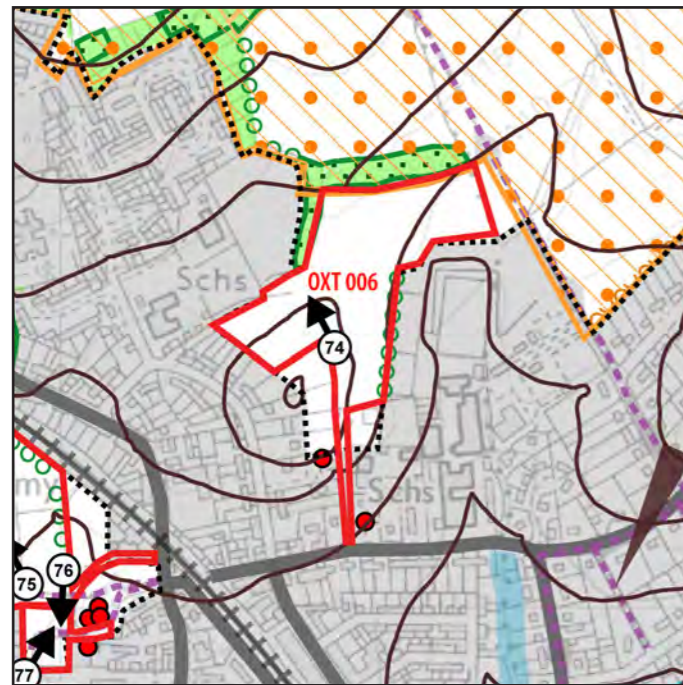
Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	5	5	1	3	4	5	27
<p>The site is an area of ancient and deciduous woodland in a triangle between the M25 to the north, the railway line to the west and Chalkpit Lane to the east.</p> <p>There is an unused Tarmac road through the centre of the site with bramble and scrub in the open areas around it. Some areas are in poor condition with rubble, and self seeded trees evident. Some housing backs onto the site along Chalkpit Lane.</p> <p>The site is within an area identified as Grade 3 Agricultural Land Classification.</p>	<p>The site incorporates two large blocks of ancient woodland, with many good quality trees including oak and beech.</p> <p>There is a stream/ ditch within site, and parts of the site are covered by an SNCI.</p>	<p>Although the site is partially attached to the settlement boundary of Oxted, development on ancient woodland would not be consistent with the settlement pattern.</p> <p>The edge of Oxted is formed by ancient woodland along the northern edges.</p>	<p>The site has no contribution to the separation between settlements.</p>	<p>The site contributes to the woodland setting of north Oxted, and is part of the wooded continuum.</p> <p>The site is visible from the AONB to the north.</p>	<p>There are localised views of the site from housing around the perimeter.</p> <p>There is intervisibility with the AONB, North Downs Way and Greensand Way, and views from Chalkpit Lane.</p>	<p>It is not possible to mitigate for the loss of ancient woodland.</p>	<b>SUBSTANTIAL</b>

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	5	3	1	4	1	3	21
<p>The site is adjacent to the AONB, and the current extent of the AGLV.</p>	<p>There is ancient woodland and an SNCI within the site.</p>	<p>The site is part of a distinctive swathe of woodland, which includes ancient woodland, to the north of Oxted.</p>	<p>Surrey Historic Landscape Characterisation:</p> <p>4. WOODLAND</p> <p>415. Regenerated secondary woodland on farmland - not plantations</p> <p>401. Assarted pre-1811 woodland</p>	<p>The site forms part of the setting to the AONB/ current AGLV though continuous woodland which is characteristic of the Surrey Hills.</p>	<p>There is no formal or informal access into the site, and there is no public rights of way within the site.</p> <p>The site forms part of the amenity to the Greensand Way and North Downs Way.</p>	<p>There is an adverse impact on the site from the M25.</p> <p>The woodland setting and sense of enclosure mean that there is a scenic quality.</p>	<b>MODERATE</b>



Photograph 74: View looking north east across the site



Plan not to scale  
See plan on page 120 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **OXT006** is two irregular shaped fields to the east and north of Oxted settlement. To the north this site is bounded by ancient woodland, and there is boundary vegetation around the site. The sloping nature of the site however means that there is **intervisibility with the AONB and views in from surrounding buildings.**
- 1.2 To the south and west housing along Chichele Road, properties on Bluehouse Lane, Oxted School and Downs School, especially their playing fields, have views onto the site (see photograph).
- 1.3 **There is intervisibility with the AONB to the north of the site. The AONB is particularly sensitive to change.**
- 1.4 The Greensand Way passes the site to the east, however this does not have views into the site due to boundary vegetation.
- 1.5 Overall, the **visual sensitivity is judged to be Substantial.** This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 **With moderate sensitivity and value, site OXT006 is judged to have a medium landscape capacity for housing development.** The site would potentially be suitable in landscape terms for limited housing proposals, but would need to take into consideration views and the sites **contribution to the setting of the surrounding landscape, including the AONB, and demonstrate no adverse impacts on the setting of the existing landscape and settlement.** Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	3	1	4	4	3	20
<p>The site is two irregular fields bounded by ancient woodland to the north and including part of a woodland to the west.</p> <p>To the west is an outgrown hedge with good sized native trees. To the north and east is ancient woodland boundary. There is also a boundary with the school site of a single species. To the west there are various boundary treatments to gardens. To the south the site includes an access route. There is no tree cover within site.</p> <p>The site is within an area identified as Grade 3 Agricultural Land Classification.</p>	<p>The site is adjacent to ancient woodland to the north of the site which includes good condition mature oaks.</p>	<p>Development to the north and east would not be consistent with historic development at Oxted. The eastern half is more rural and is not related to Oxted.</p> <p>The surrounding settlement is post war and includes a school site and associated playing fields. The southern and western areas are more strongly related to the existing settlement pattern.</p>	<p>There is no contribution to separation between settlements</p>	<p>The north sloping nature of the site forms a part of the setting to surrounding AONB.</p>	<p>There is intervisibility with the AONB throughout site.</p> <p>There are views in the distance of the Greensand Hills.</p> <p>There are views in/out to school and houses in east Oxted.</p> <p>There are views in/out to houses to the west which back onto the site.</p>	<p>It would not be possible to mitigate for a development pattern which is inconsistent with the existing settlement. It may not possible to mitigate the impact on views from Oxted, the AONB. Mitigation could include extending woodland blocks within any development to mitigate impacts.</p> <p>The western areas may be more suitable for development.</p>	<b>MODERATE</b>

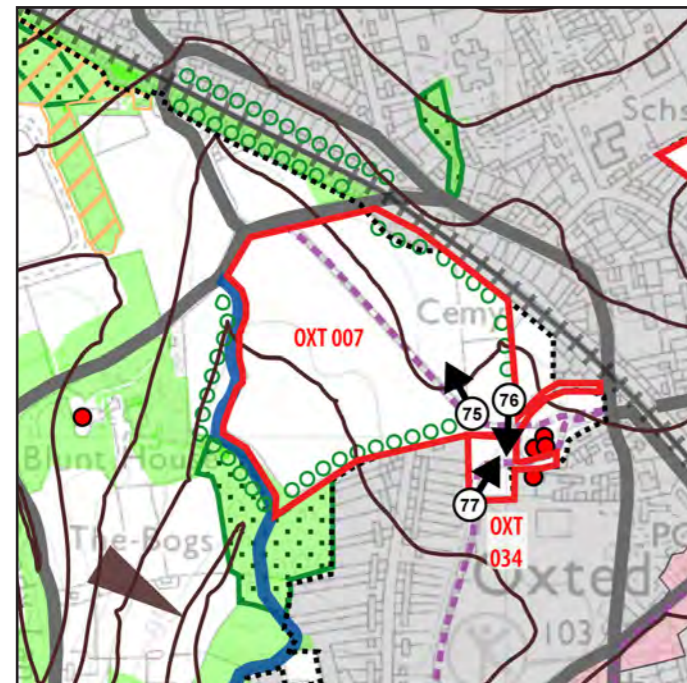
Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	2	2	4	2	4	19
<p>The site is adjacent to the AONB which is along its northern boundary.</p>	<p>There is ancient woodland adjacent to the site to the north.</p>	<p>These fields are characteristic of the local area.</p> <p>The ancient woodland is also characteristic in this locality.</p>	<p>Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/ SYSTEMS 103. Large irregular assarts with wavy or mixed boundaries. These larger assarts are likely to be evidence of later woodland clearance perhaps in the late medieval or Tudor period or where significant boundary loss has occurred to create much larger fields. They are not very common in the Weald. Church close to the southern part of the site listed.</p>	<p>The site forms part of the setting to the AONB which is to the north of the site.</p> <p>The fields contribute to the rural setting of the Greensand Way and from the south is part of the rural continuum of the slopes from AONB.</p>	<p>The Greensand Way national trail runs nearby but separated by mature hedgerows and hedgerow trees.</p> <p>There are informal paths within the site and walkers seen and the site is clearly used on an informal basis.</p>	<p>The noise of the M25 at times impacts adversely on the rural character of the site.</p> <p>The AONB which is adjacent to the site has a high scenic quality.</p> <p>There are urban influences from Oxted including views of the school and adjacent housing.</p>	<b>MODERATE</b>





Photograph 75: View north west across the site



Plan not to scale  
See plan on page 120 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **OXT007** is a large sloping field on the western edge of Oxted settlement. Although boundary vegetation is present there are views onto the site due to its sloping nature, including intervisibility from the AONB to the north. A well used public right of way crosses through the site.
- 1.2 The cemetery to the east, has open views onto the site. Wheeler Drive to the south is well contained by garden vegetation but end houses have views onto the site.
- 1.3 There is intervisibility with the AONB especially to the south east.
- 1.4 Bridleway 97 crosses the site and is well used. Other informal paths are used within the site to access Barrow Green Road, from which there are views across the site over low boundary hedges.
- 1.5 Overall, the visual sensitivity is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 With moderate sensitivity and value, site **OXT007** is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to take into consideration views and the sites contribution to the setting of the surrounding landscape, including the AONB, and demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the site's suitability for development should also be considered.



## Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	1	4	1	4	4	3	20
The site is a medium sized field with a public right of way running through the centre. There are two isolated trees within the field. A dense belt of woodland follows the railway to the north-east of the site. There is a boundary hedge to the north. Along the boundary with the cemetery is a mix of trees including non natives. To the south and west there is ancient woodland. The boundary to properties along Wheeler Drive is fenced and treed. To east is an outgrown hedgerow, forming the boundary to the stream. Urban Agricultural Land Classification.	There are Oaks within the field and woodland.	The railway and associated woodland forms a robust boundary to the north-west edge of the town. Soft boundaries to the northern town edges.	There is no contribution to separation between settlements	From the south this site has open views across to the AONB and is linked to the wider rural landscape.  From the south on lower slopes the site is well contained by vegetation and topography.	There is intervisibility with the AONB – especially to the south east of the site – although there are also glimpses from the north. There are localised views to/from housing along Wheeler Drive.  There are views from the public right of way within the site.  There are views from the cemetery and from Blunt House.  There are glimpses from church which is at the southern corner and in/ from the community centre.	It would be difficult to mitigate the impacts on the public right of way on the views of the AONB.  The local landscape pattern of woodland and hedgerows could be replicated within or around the site in order to reduce visual impacts.	<b>MODERATE</b>

## Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	2	2	1	3	4	3	16
None.	The site is adjacent to PSNCI.	The site is not particularly distinctive, large ploughed/ arable agricultural field. Visual links to church and AONB.	Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/ SYSTEMS 113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)  These are fields which occur on the dip slope of the Downs, on the more level grounds. Examples also lie in the Weald close to areas of large commons or heathlands. They represent early possibly medieval enclosure of the chalk and of waste lands	The site forms a part of the setting to the AONB especially from the south east corner.  The view is linked through to wooded slopes.	A public right of way runs through the centre of the field and connects to Church and Recreation ground.  There is also an informal path along the eastern boundary of the field which is well used by dog walkers.	The site is connected to the AONB from the south east corner which creates a scenic quality.  There are glimpses of the church and surrounding green spaces which add to the rural character.  The train line impacts slightly but road noises are low or imperceptible.	<b>MODERATE</b>



St Mary's Church Oxted and Court Farm House to the south



Photograph 76: View south from the cemetery

Bridleway 97 behind hedge

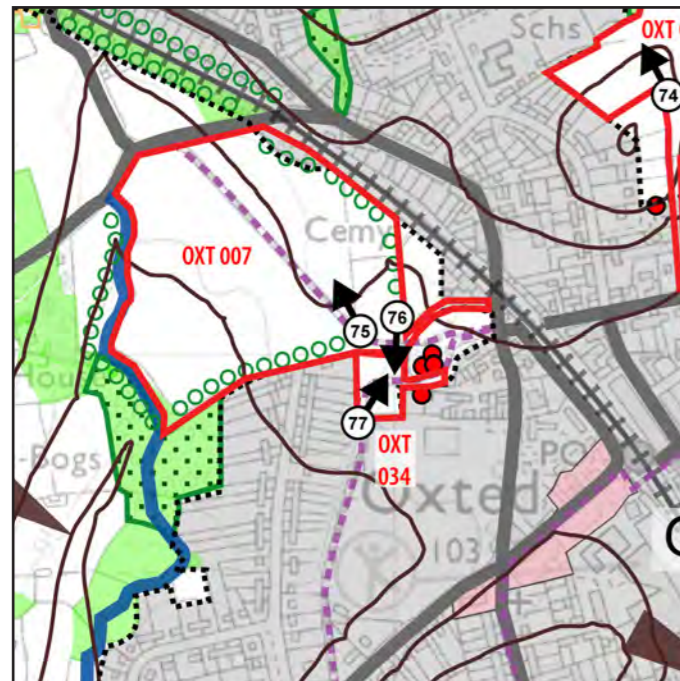


Drain

Footpath 98



Photograph 77: View east along public right of way



Plan not to scale  
See plan on page 120 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT034** is an area of deciduous woodland to the east of St Mary's Church in Oxted. It is situated within areas of green space to the north and south which are linked by public rights of way though the site, with areas of development to the east and west. The visual envelope is localised but views are sensitive.
- 1.2 To the east of the site is St Mary's Church and Court Farm House, Grade I and Grade II listed. These both have open views onto the site. Any changes to this site would have impacts on the historic setting of these buildings.
- 1.3 To the north is Oxted cemetery. A low maintained hedge forms the boundary, but there are open views onto the site, see photograph 76, above. To the south of the site is the recreation ground. Mature trees along the boundary currently prevent views in and should be maintained.
- 1.4 Footpaths 98 and 98a run through the site and Bridleway 97 runs along the north of the site. These are well used historic routes linking

the church, recreation ground to the west and south of Oxted and are sensitive to change.

- 1.5 Overall, the visual sensitivity is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

**Substantial** sensitivity x **Moderate** value = **Low** landscape capacity

- 2.2 With substantial sensitivity and moderate value, site **OXT034** is judged to have a low landscape capacity for housing development. The site would not be suitable in landscape terms for housing proposals.



Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	3	3	1	4	4	4	22
<p>The site is a small area of mostly small scrubby woodland to the west/ south west of St Mary's Church.</p> <p>To the north the boundary is formed by a neat beech hedge along the cemetery. To the west boundary is formed by backs of houses along Wheeler Drive. To south there is a boundary with the recreation area. To the east boundary is formed by the public right of way around the church.</p> <p>Urban Agricultural Land Classification.</p>	<p>There is a water course running through site, and large mature and good condition oak on west boundary. Coppice stools adjacent to the public footpath.</p> <p>The trees in site are mostly small including small yew, hawthorn, beech and sorbus.</p>	<p>The site is located adjacent to Oxted Court and St Mary's Church. This is some distance to the north of Old Oxted village centre. The church retains its rural setting.</p>	<p>The site has no contribution to separation between settlements.</p>	<p>This site forms part of a green open space around the church and the edge of Oxted settlement boundary which includes the recreation ground, cemetery and the fields which make up OXT 007.</p> <p>It is therefore part of the rural aspect and setting of the church and the settlement.</p>	<p>The site has Intervisibility with the AONB to the north – this is currently screened by woodland from most of the site but glimpses are possible.</p> <p>There is visible from recreation ground and from public right of way network through and around the site.</p> <p>The site is also visible from the Grade I listed church and church grounds.</p>	<p>The effects on the public right of way network would be difficult to mitigate especially for such a small site.</p> <p>The effects of the setting of the church and Oxted Court which are both listed would be difficult to mitigate.</p> <p>Mitigation would need to include retention of surrounding boundary trees.</p>	<b>SUBSTANTIAL</b>

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	1	2	3	4	4	3	18
<p>None.</p>	<p>None.</p>	<p>The site is part of a distinctive setting to the church, Oxted Court and cemetery of a wooded backdrop.</p>	<p>The site is adjacent to Grade I listed St Mary's Oxted and Grade II listed Oxted Court</p> <p>Surrey Historic Landscape Characterisation:</p> <p>9. PARKLAND AND DESIGNED LANDSCAPES</p> <p>905. Smaller designed gardens</p>	<p>The site is a very minor part of the setting to the AONB due to Intervisibility from parts of the site but plays a larger role in being part of the setting to heritage assets – the Court and Church.</p> <p>Contributes to the characteristic wooded quality of this area.</p>	<p>There are public rights of way which cross through the site and run to the north of the site.</p> <p>These link to the recreation ground to the south, to the west and north and are well used routes for dog walkers.</p> <p>The site provides visual amenity for people who use the church and cemetery.</p>	<p>The adjoining fields, cemetery, churchyard and recreation ground give this area a village edge/ rural edge character.</p> <p>Road noises do not overly intrude on this area. There is occasional noise from the trainline to the north.</p> <p>Views out to AONB contribute to a scenic quality.</p>	<b>MODERATE</b>



Housing along Brassey Hill



Photograph 78: View west from the driveway to 'Thornhill'

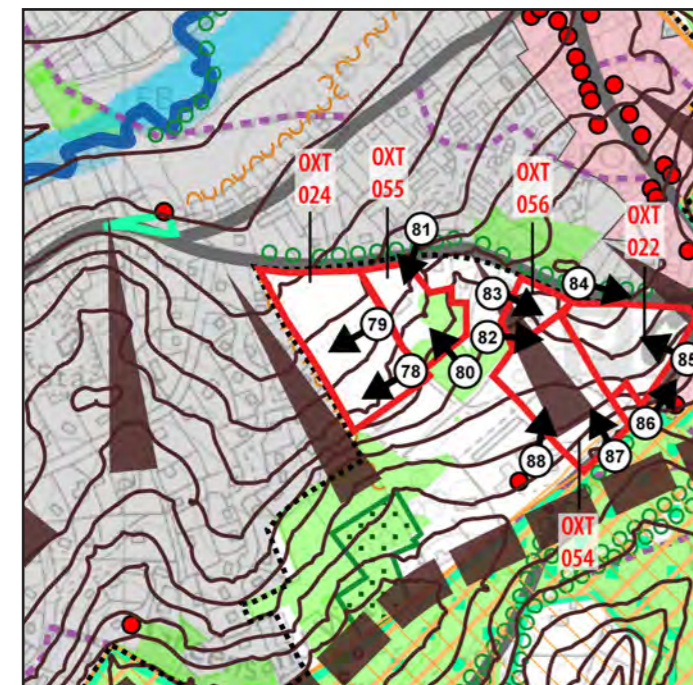
Terraced garden site



Photograph 79: View west from the driveway to 'Thornhill'

AONB to the north

A25



Plan not to scale  
See plan on page 120 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT024** is a terraced garden site with two terraces and an area of scrub along the northern edge. The visual envelope extends to the AONB to the north.
- 1.2 To the north of the site a low hedge and open driveway entrance allow views into the site from the A25 and housing opposite. This road is the approach to Oxted and is sensitive to change to the wooded character of this approach.
- 1.3 There are limited views in through dense boundary vegetation from neighbouring properties to the east and west. To the south St Michael's school which is elevated above the site has views into parts of it. There is intervisibility with the AONB to the north (see photograph 79).
- 1.4 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **OXT024** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such as views and the sites contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
2	1	2	1	3	3	3	15
<p>The site is a terraced garden site divided into two areas with trees along each embankment, to the north of a detached property 'Thornhill'. There is a low native hedge boundary along Westerham Road to the north.</p> <p>Hedge boundary and trees to the western boundary.</p> <p>Urban Agricultural Land Classification.</p>	<p>No ecological features of significant sensitivity identified.</p>	<p>The site is attached to the settlement boundary on two sides.</p> <p>It is surrounded by development on all sides and so would not be entirely inconsistent with the settlement pattern.</p> <p>However the settlement pattern to the east is of large detached properties in large garden plots.</p>	<p>The site has no contribution to separation between settlements.</p>	<p>This site is a garden site which contributes to green spaces which include the school site to the south.</p> <p>This forms part of the treed / green approach to Oxted from the east.</p>	<p>There is intervisibility between the site and the AONB.</p> <p>There are localised views of the site from the school building (which is listed) and limited views from neighbouring properties.</p> <p>There are also views from the approach into Oxted.</p>	<p>It would be necessary to retain internal woodland and additional planting, however levels could make it difficult to retain sufficient landscape and planting to mitigate visual effects.</p> <p>It may be difficult to mitigate views from the AONB entirely, although these are distant views.</p>	<p><b>MODERATE</b></p>

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	1	2	1	2	1	2	10
<p>None, although there the AGLV currently extends to Limpsfield Common.</p>	<p>None.</p>	<p>The site is a terraced garden site which is characteristic of the area and part of the treed approach to Oxted.</p>	<p>Surrey Historic Landscape Characterisation: 10. RECREATION 1007. Major sports fields and complexes Primarily this is a 20th century feature associated with schools, colleges, institutions and large areas of settlement. Most complexes are laid out in former fields and comprise cricket pitches, football and rugby pitches. Many have allotments adjacent and these have been included with this group.</p>	<p>The site contributes to setting of the school and the approach to Oxted.</p>	<p>There is no formal or informal access into the site, and there are no public rights of way nearby.</p>	<p>The site is a gardenesque landscape with rough grass along the northern edge.</p> <p>The A25 has an adverse impact on the tranquillity of the site.</p>	<p><b>SLIGHT</b></p>

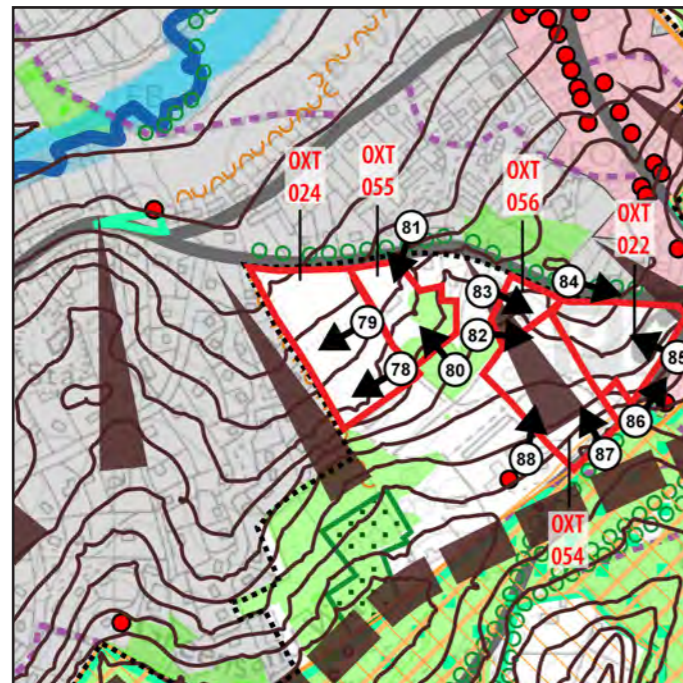




Photograph 80: View north from the south of the property



Photograph 81: View south



Plan not to scale  
See plan on page 120 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT055** is a terraced garden site, which is well contained by boundary vegetation, although the visual envelope extends to glimpses of the AONB to the north from the higher slopes within the site.
- 1.2 There are no views into the site from the A25 to the north as this is well contained by the wooded boundaries along the road.
- 1.3 There are localised views into the site from neighbouring houses to the east. However Thornhill to the south west and St Michael's School to the south have no views into the site due to the wooded boundaries.
- 1.4 There are limited glimpses of the AONB to the north. This are visible from the higher slopes, see photograph 80.
- 1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **OXT055** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such the sites contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	2	2	1	3	2	3	15
<p>The site is a terraced garden plot around a detached house 'Court Langley'. The southern part of the site is sloping down to the road.</p> <p>There are a variety of plants and trees on site and around the perimeter including natives and non natives.</p> <p>Trees include pine, rowan, fir and lime.</p> <p>Urban Agricultural Land Classification.</p>	<p>There is a pond on site and coniferous trees to the boundaries.</p>	<p>The site is attached to the settlement boundary on one side.</p> <p>It is surrounded by development on all sides and so would not be entirely inconsistent with the settlement pattern.</p> <p>However the settlement pattern around the site is dispersed detached houses on large garden plots.</p>	<p>There is no contribution to separation between settlements, however the site represents some of the garden spaces between Limpsfield and Oxted.</p>	<p>The site is a garden site which forms part of the settlement pattern of dispersed detached housing.</p>	<p>There is localised visibility with neighbouring housing to the east.</p> <p>There is intervisibility with the AONB to the north.</p> <p>There is no view from the road or the school.</p>	<p>It would be necessary to retain boundary vegetation including treed/planted road frontage, however levels could make it difficult to retain enough landscape and planting to mitigate visual effects.</p>	<b>MODERATE</b>

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	2	2	1	2	1	3	12
<p>None although the site is near the current extent of the AGLV to the south.</p>	<p>The site is close to the conservation area.</p>	<p>The site is a garden plot which is part of the distinctive green spaces south of Westerham. Road</p>	<p>Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 815. Luxury estates (post-1940) This settlement type comprises modern development within a park landscape or grounds of an institution. They provide more expensive residences which appear to be in the country with all the seclusion and privacy but offer the security of the housing estate.</p>	<p>The site has only a minor contribution to the AONB, however there is a contribution to the Limpsfield Conservation Area.</p>	<p>There is no formal or informal access into the site, and no public rights of way adjacent to or through the site.</p>	<p>The site is gardenesque landscape and enclosed by wooded boundaries.</p> <p>The A25 has an adverse impact on the tranquillity of the site.</p> <p>There are some views out to the AONB.</p>	<b>SLIGHT</b>



Glimpses of the AONB to the north

Upper tier of garden



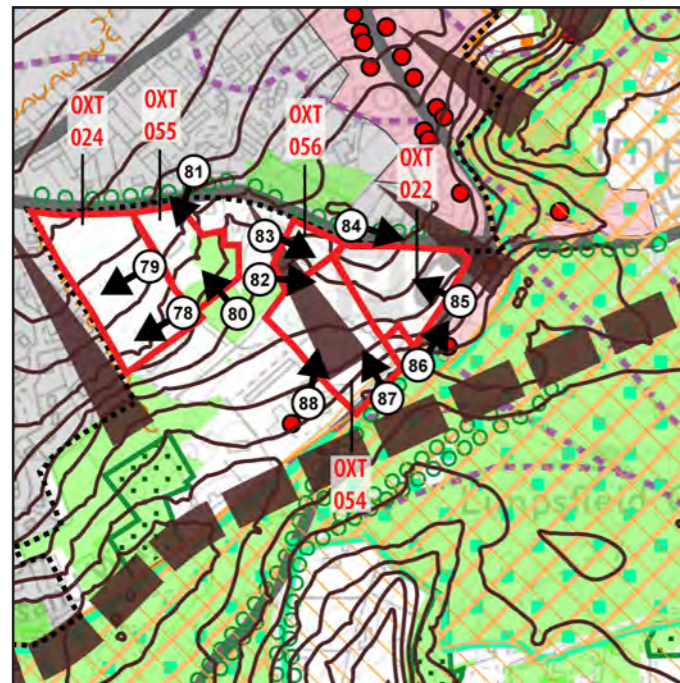
Photograph 82: View east from upper tier of garden

Boundaries with OXT022 and OXT054

Middle tier of garden



Photograph 83: View south east from middle tier of garden



Plan not to scale  
See plan on page 120 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT056** is a terraced garden site, which is well contained by boundary vegetation, although the visual envelope extends to glimpses of the AONB to the north from the higher slopes within the site.
- 1.2 There are localised glimpses into the site from the A25 to the north as there are three entrances to the house which break the wooded boundary along the road.
- 1.3 The site borders sites OXT022 and OXT054 to the south. These have densely wooded boundaries (See photograph 83) although there are glimpses through to OXT054.
- 1.4 There are limited glimpses of the AONB to the north. This are visible from the higher slopes, see photograph 82.
- 1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **OXT056** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such the sites contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	1	3	1	3	2	3	16
<p>The site is three tiers of terraced garden space around a detached house - 'Rowlands', and slopes down to Site OXT054.</p> <p>There is a wooded boundary with the allotments to the south east, and a wooden fence around the site and three entrances along the A25. There is a coniferous boundary to the road.</p> <p>Urban Agricultural Land Classification.</p>	<p>There are various trees to the site boundaries and a large yew in the front garden.</p>	<p>The site is attached to the settlement boundary on one side.</p> <p>It is surrounded by development on all sides and so would not be entirely inconsistent with the overall extent of settlement.</p> <p>However the settlement pattern around the site is dispersed detached houses on large garden plots.</p>	<p>The site has no contribution to separation between settlements, however the site represents some of the garden spaces between Limpsfield and Oxted.</p>	<p>The boundary vegetation contributes to the character of green garden spaces to the south of the A25 and the green approach to Oxted.</p>	<p>There are distant views of the AONB, and localised views from houses to the north west.</p> <p>There are also views of the site from the allotment site to the south.</p>	<p>It would be necessary to retain boundary vegetation including treed/planted road frontage, however levels could make it difficult to retain enough landscape and planting to mitigate visual effects.</p>	<b>MODERATE</b>

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	2	2	1	2	1	3	12
<p>None although the site is near the current extent of the AGLV to the south.</p>	<p>The site is close to the conservation area and an SNCI.</p>	<p>The site is a garden plot which is part of the distinctive green spaces south of Westerham Road.</p>	<p>Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 815. Luxury estates (post-1940) This settlement type comprises modern development within a park landscape or grounds of an institution. They provide more expensive residences which appear to be in the country with all the seclusion and privacy but offer the security of the housing estate</p>	<p>The site has only a minor contribution to the AONB, however there is a contribution to the Limpsfield Conservation Area through wooded boundaries.</p>	<p>There is no formal or informal access into the site, and there are no public rights of way adjacent to or through the site.</p>	<p>The road to the north has an adverse impact on the site.</p> <p>Gardens surrounding the site and allotment site mean that this has a peaceful rural character.</p> <p>There are views to the AONB to the north of the site.</p>	<b>SLIGHT</b>





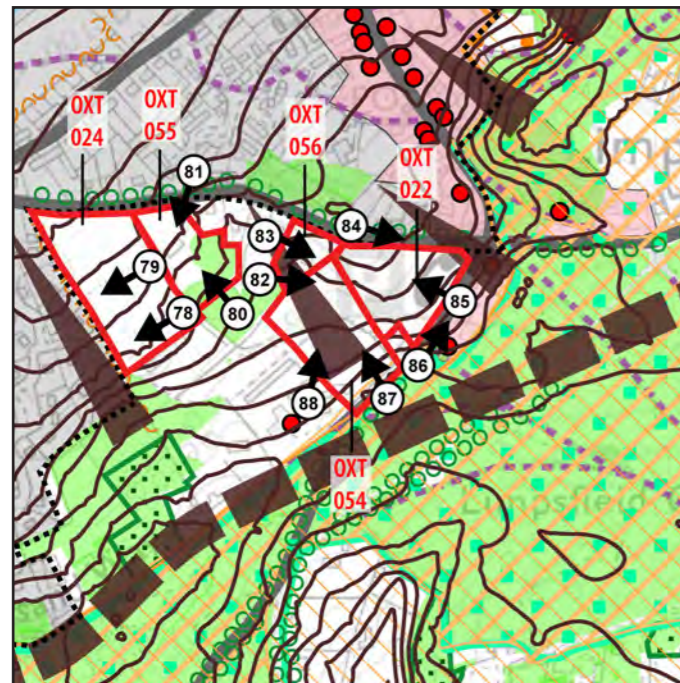
Photograph 84: View east along the A25, from Rowlands' entrance.



Photograph 85: View east within the site



Photograph 86: View north along Wolfs Row



Plan not to scale  
See plan on page 120 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT022** is a steeply sloping abandoned allotment site, now covered with regenerated trees and shrubs. Although the site is well contained by vegetation, views are sensitive from the adjacent Conservation Area along Wolfs Row.
- 1.2 There are views of the site from the A25 to the north of the site, see photograph above. This includes views from two houses which front onto the road in this location. The house 'Rowlands' to the west of the site (OXT056) also has a view into the site from the garden and entrance.
- 1.3 There are views of the site from the houses along Wolfs Row. These are particularly sensitive to change as two are listed and they are within the Limsfield Conservation Area.
- 1.4 There are very limited glimpses of the AONB to the north.
- 1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the following overall sensitivity assessment table.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **OXT022** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such as views and the sites contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement			
							01-07 = Negligible	08-14 = Slight	15-21 = Moderate	22-28 = Substantial
2	2	2	1	3	3	2				15
<p>This site is an old allotment site with evidence of old signs and sheds. It is abandoned and overgrown with brambles, nettles and small trees.</p> <p>The site is steeply sloping with an open area to western slopes.</p> <p>Trees to boundaries with roads prevent views in. Thick hedge and tree boundary along road.</p> <p>Care home to the western boundary.</p> <p>Urban Agricultural Land Classification.</p>	<p>Overgrown scrub provides habitat opportunities. Trees seen include oak and laurel.</p>	<p>The site is adjacent to the Oxted /Limpsfield settlement boundary and attached on the northern edge.</p> <p>Development here would not be entirely consistent with the development pattern of Limpsfield which developed to the north of Westerham Road and to the south of Wolfs Ro.</p> <p>The current settlement boundary is defined by the Wolfs Row and Westerham Road.</p>	<p>Limpsfield has coalesced with Oxted with housing along the Westerham Road and along the northern slopes of the river Eden.</p>	<p>The treed boundaries contribute to the wooded character of the area.</p> <p>The site forms part of slopes to Limpsfield common which is visible from the AONB.</p>	<p>There is limited intervisibility with the AONB to the north.</p> <p>There are views from housing on the south of Wolfs Row.</p> <p>Views from road screened by vegetation.</p> <p>There are views in from care home.</p> <p>There are views from Rowlands Coach House.</p> <p>There is no public access or desire lines.</p>	<p>The site is a well contained site which should have boundary screening vegetation retained in order to mitigate local views in, although views from top floors of housing would be difficult to mitigate.</p> <p>Limited views from AONB maybe not possible to prevent.</p> <p>Maintain the green corridor leading into Oxted along the main road.</p>	<b>MODERATE</b>			

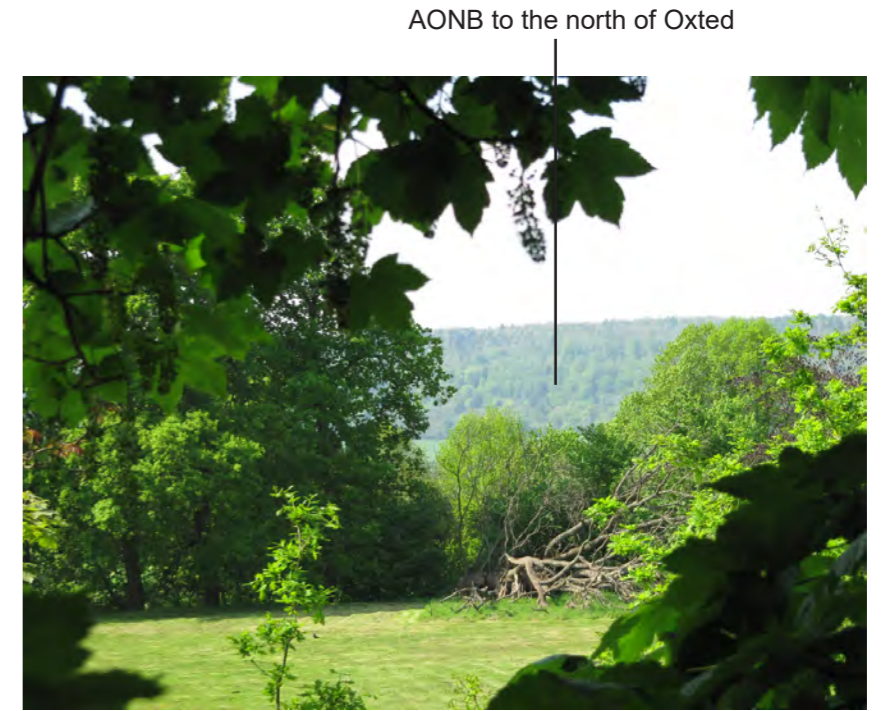
Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement			
							01-07 = Negligible	08-14 = Slight	15-21 = Moderate	22-28 = Substantial
1	3	1	1	3	1	2				12
<p>None.</p>	<p>Adjacent to SNCI at Limpsfield Common, conservation area, and listed buildings.</p>	<p>Scrubby overgrown allotments not particularly distinctive or rare.</p>	<p>Surrey Historic Landscape Characterisation:</p> <p>10. RECREATION</p> <p>1007. Major sports fields and complexes</p> <p>Adjacent to Conservation Area</p>	<p>The site forms part of the setting to heritage assets – the Conservation area at Limpsfield and listed buildings.</p> <p>It contributes a treed outlook to listed buildings adjacent to it.</p>	<p>There is no informal or formal public access into the site, and no public rights of way adjacent to the site.</p> <p>An old allotment access has been abandoned.</p>	<p>The site is located next to a busy crossroads which surrounds two sides of the triangular site.</p> <p>Although views out are rural the local housing and street lights along Westerham Road have an urbanising impact on the site.</p> <p>Motorway is audible.</p> <p>AONB is visible to the north west and this and surrounding green spaces contribute to its scenic quality.</p>	<b>SLIGHT</b>			

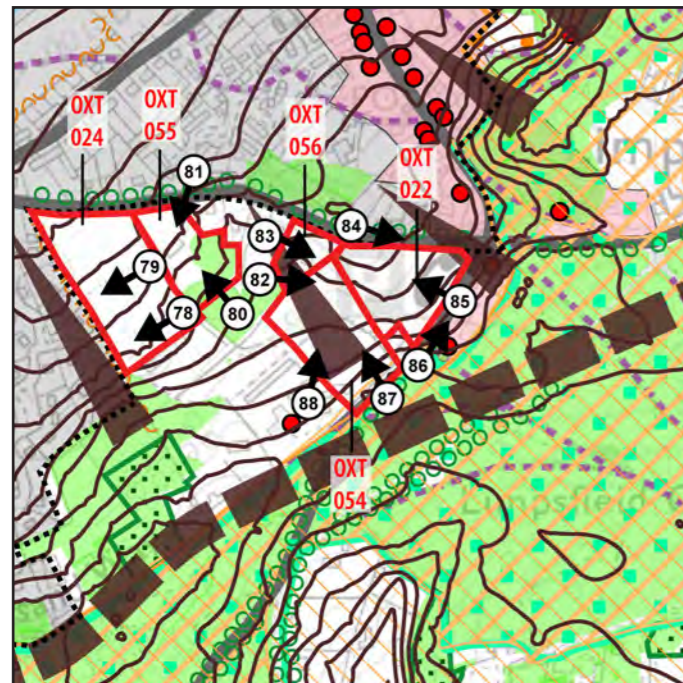




Photograph 87: View north west from Wolfs Row



Photograph 88: View north from driveway to St Michaels School



Plan not to scale  
See plan on page 120 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT054** is a terraced garden site, currently part of and adjacent to a listed school. The visual envelope extends to intervisibility with the AONB to the north, although this does not cover all of the site which is well contained by wooded boundaries.
- 1.2 Views into the site from Wolfs Row to the north are prevented by a block of woodland along the road. To the north east there are views of the site from the Care Home.
- 1.3 There are open views into the site from the Grade II listed school and its surroundings to the south west.
- 1.4 There are limited glimpses of the AONB to the north.
- 1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **OXT054** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such the sites contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	1	3	2	3	2	2	16
<p>The site is two terraced fields/ lawns adjacent to a listed school. These have banks around them. Trees within the site include beech.</p> <p>The boundary to the south is a rectangular area of woodland along Wolfs Row which prevents views in. The boundary to the east is a number of large trees.</p> <p>The boundary to the school is a low hedge, trees and the banked edge of terraces.</p> <p>Urban Agricultural Land Classification.</p>	<p>There is deciduous woodland to south of the site and an SNCI.</p>	<p>Limpsfield village developed north –south along the High Street on a slope from the river almost to the ridge.</p> <p>Settlement here would be inconsistent with the historic settlement boundary of Limpsfield but more consistent with later development along Wolfs Row.</p> <p>The site is not connected to the settlement boundary of Oxted.</p>	<p>This would bring development to areas of previously scattered development with generous gardens between Oxted and Limpsfield village, however these two settlements have already coalesced in other areas for example along the B2025.</p>	<p>The site contributes to the green character of the steep slopes below Limpsfield common and forms part of them.</p> <p>There is visibility from the AONB.</p> <p>The treed boundaries form part of the wooded character around Limpsfield.</p>	<p>There is intervisibility with the AONB to the north.</p> <p>There are views from the school and school grounds which is Grade II listed.</p> <p>There are localised views from the care home to the east.</p> <p>There are no views in from Wolfs Row.</p>	<p>Retain existing landscape pattern which protects the site from views to the south and east. In particular the wooded edge to the road needs to be retained.</p> <p>Enhance the school's boundary vegetation in order to reduce impact on their setting. Timescale 15 years+</p>	<b>MODERATE</b>

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	2	2	1	2	1	2	12
<p>The site is adjacent to the current extent of the AGLV.</p>	<p>The site is adjacent to SNCI at Limpsfield Common, and adjacent to deciduous woodland.</p>	<p>The site is terraced land possibly once part of listed school building.</p> <p>Distinctive landform and garden setting with views out to the AONB to the north.</p>	<p>Surrey Historic Landscape Characterisation:</p> <p>10. RECREATION</p> <p>1007. Major sports fields and complexes</p> <p>Grade II listed School adjacent</p>	<p>The site makes a minor contribution to the setting of a listed building to the west.</p>	<p>There is no Informal or formal public access into the site.</p> <p>The Greensand Way is located nearby although there are no views of the site from the public right of way.</p>	<p>There is slight sounds from the M25 to the north.</p> <p>The road to the south (Wolf's Row) is busy and used as a cut through between Limpsfield and Hurst Green.</p> <p>The woodland setting and surroundings influence on the rural character.</p>	<b>SLIGHT</b>

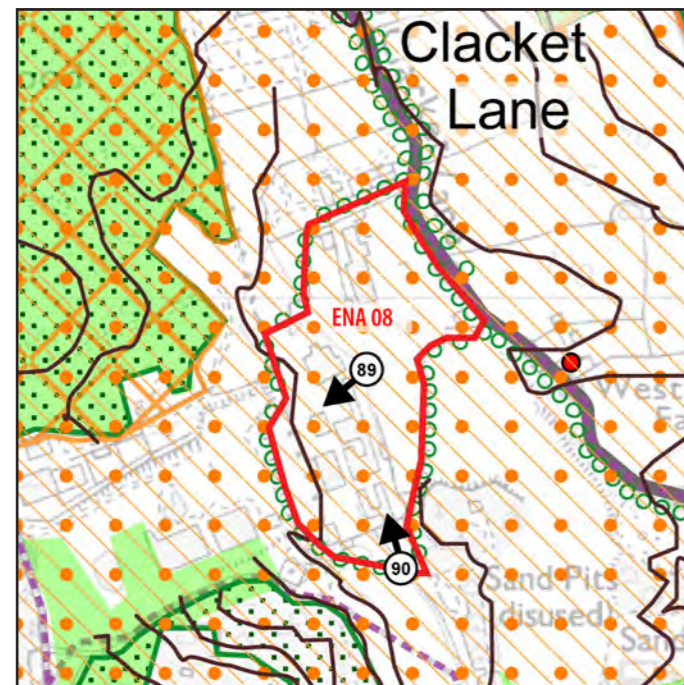




Photograph 89: View south west across the site



Photograph 90: View north from the entrance to site



Plan not to scale  
See plan on page 120 for wider context and key to symbols

**Site Visibility (see accompanying photograph/s above):**

- 1.1 Site **OXT043/ENA 008** is a current employment site which is within the AONB to the east of Oxted. Although the site is generally well contained the visual envelope extends to distant glimpses out to the AONB although these are mostly of the horizon line.
- 1.2 To the east no views are possible from Clacket Lane or the private road to the north which has robust boundary vegetation.
- 1.3 To the west there is intervisibility with the quarry site, and housing. Titsey and Thrift woods are visible as a backdrop to the site (see photograph 89).
- 1.4 There are no views in from the A25 to the south, however there are views from the public right of way, Footpath 32, to the south of the site. There are glimpsed views of the AONB to the north, see photograph 90.
- 1.6 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the following overall sensitivity assessment table.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing or employment development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 With moderate sensitivity and value, site OXT043/ENA008 is judged to have a medium landscape capacity for housing or employment development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement and be in keeping with the existing site structures. Other evidence relevant to the site's suitability for development should also be considered.



**Landscape Sensitivity:**

Inherent landscape quality (intactness and condition)					Ecological sensitivity					Inconsistency with existing settlement form/ pattern					Contribution to separation between settlements					Contribution to the setting of surrounding landscape/settlement					Views (visual sensitivity)					Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>					Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>				
1					1					5					1					2					3					2					15				
<p>The site is on the old Moorhouse Tile Works which is located next to a quarry to the west. There is hardsurfacing throughout the site, lights, breeze block sheds and low corrugated buildings. Around the perimeter there is bramble and scrub, young birch and other regenerated trees are on site including coniferous. The boundary with Clacket Lane is densely wooded, and there is a block of deciduous woodland along the northern boundary. Boundary to the west with the quarry is a steep slope, metal fence with trees along including oak, cheery and birch. Trees within the site include ash and birch. Grade 3 Agricultural Land Classification.</p>					<p>There is a block of deciduous woodland along the private road to the north of the site.</p>					<p>The site is detached and distant from any settlement.</p>					<p>The site has no contribution to separation between settlements.</p>					<p>The site is part of the AONB and the wooded boundaries of the site add to the character of the AONB.</p>					<p>There are limited views of the site from Clacket Lane, only of roof tops, and localised views with the properties to the west of the site.</p> <p>There are no views from private road to the north of the site.</p> <p>There is intervisibility with the AONB to the north and distant views of Greensand Hills.</p>					<p>It is difficult to mitigate effects of development on the AONB.</p> <p>Buildings should remain at present height to ensure effects on landscape and views are mitigated.</p> <p>Boundary vegetation should be retained and enhanced to the west.</p>					<p><b>MODERATE</b></p>				

**Landscape Value:**

Landscape designations					Ecological and other designations (eg. heritage, flood zone etc)					Local distinctiveness					Any historic/cultural/ literary associations					Contribution to setting of 'outstanding assets'					Recreation and public access/ locally valued spaces					Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)					Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>				
5					2					1					3					1					1					2					15				
<p>The site is within the AONB and the current extent of the AGLV.</p>					<p>There is a SSSI to the north west but not adjoining.</p> <p>There is an SNCI to the north east of the site but not adjoining.</p>					<p>The site is an old tile works with a quarry adjacent.</p>					<p>The site is part of the Titsey Estate and close to Grade II listed park and gardens to Squerryes Court.</p> <p>Surrey Historic Landscape Characterisation:</p> <p>11. EXTRACTIVE INDUSTRY</p> <p>1104. Active and disused sand pits</p> <p>Achaeological find spots on site: Monument number 407420 - Iron Age find spot/ Roman Building/ Ditch and Kiln</p>					<p>The site is within AGLV and AONB, rather than part of their setting.</p>					<p>There is a public right of way to the east and within the site to the south.</p>					<p>The M25, Redlands Yard and quarry have an adverse impact on the tranquillity of the site. There are distant views out to AONB.</p>					<p><b>MODERATE</b></p>				



## Tandridge Landscape Capacity and Sensitivity Study - Addendum



April 2017

REV B



## CONTENTS

1	Introduction	page 1		
2	Site assessments (arranged by mapping zones indicated on Figure 7):			
	<b>01 Warlingham:</b>	<b>page 2</b>		
	WAR036	page 4		
	WAR038	page 6		
	<b>04A Caterham:</b>	<b>page 8</b>		
	CAT022	page 10		
	CAT078	page 12		
	CAT080	page 14		
	<b>05 Bletchingley:</b>	<b>page 16</b>		
	BLE002	page 18		
	BLE022	page 20		
	BLE023	page 22		
	<b>06 Godstone:</b>	<b>page 24</b>		
	GOD024	page 26		
	<b>07 Oxted North:</b>	<b>page 28</b>		
	OXT026	page 30		
	OXT072	page 32		
	<b>08 Oxted South:</b>	<b>page 34</b>		
	OXT063	page 36		
	OXT071	page 38		
	OXT073	page 40		
	<b>09 South Nutfield:</b>	<b>page 42</b>		
	NUT003	page 44		
	NUT019	page 46		
	NUT020	page 48		
	<b>10 South Godstone:</b>	<b>page 50</b>		
	SGOD015	page 52		
	SGOD016	page 54		
	SGOD017	page 56		
	SGOD018	page 58		
	<b>11 Blindley Heath</b>	<b>page 60</b>		
	BHE013	page 62		
	BHE015	page 64		
	BHE017	page 66		
	BHE018	page 68		
	BHE019	page 70		
	<b>12 Lingfield</b>	<b>page 72</b>		
	LIN030	page 74		
	LIN033	page 76		
	<b>13 Dormansland</b>	<b>page 78</b>		
	DOR011	page 80		
	<b>13A Dormansland North-East</b>	<b>page 82</b>		
	DOR009	page 84		
	DOR010	page 86		
	<b>14 Smallfield</b>	<b>page 88</b>		
	SMA035	page 90		
	<b>15 Burstow</b>	<b>page 92</b>		
	SMA037	page 94		
	SMA038	page 96		
	DOM014	page 98		
	DOM019	page 100		
	DOM022	page 102		
	<b>16B Felbridge East</b>	<b>page 104</b>		
	FEL001	page 106		
	FEL005	page 108		
	DPA008	page 110		
	<b>Figures</b>			
	Fig 7 Site Locations and AONBs	page 1		

(Note: Figures 1 to 6 are contained within the original October 2016 report)



**Introduction**

- 1.1 In 2016 Hankinson Duckett Associates (HDA) was commissioned by Tandridge District Council to undertake a Landscape Capacity and Sensitivity Study of sites which have been presented to the council for consideration through the Housing and Economic Land Availability Assessment (HELAA) and Economic Needs Assessment (ENA).
- 1.2 A report describing the landscape context of the District and the landscape capacity of each site was prepared by HDA in October 2016. Further sites have now been assessed and their capacities are set out in this 2017 addendum to the original report.
- 1.3 For ease of mapping, the study area is divided into zones (see Figure 7), which relate to settlements within the District. Each zone is accompanied by a diagram which illustrates a variety of considerations in order to set out the landscape structure of the area and analysis of the relevant settlement. These diagrams form a framework for the following sensitivity and value assessments for the sites related to each settlement. Names of zones within this document do not refer to ward names or boundaries.

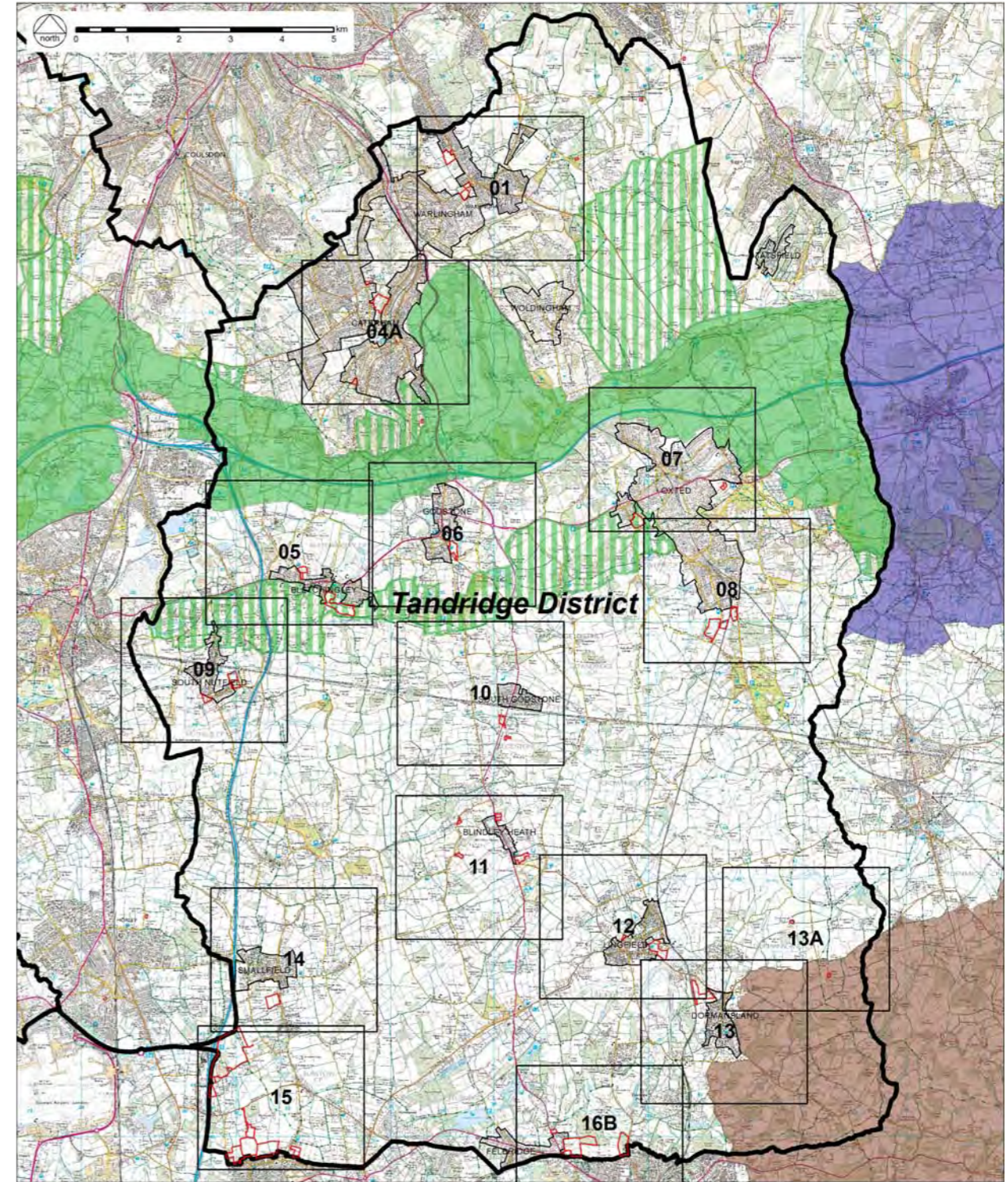
















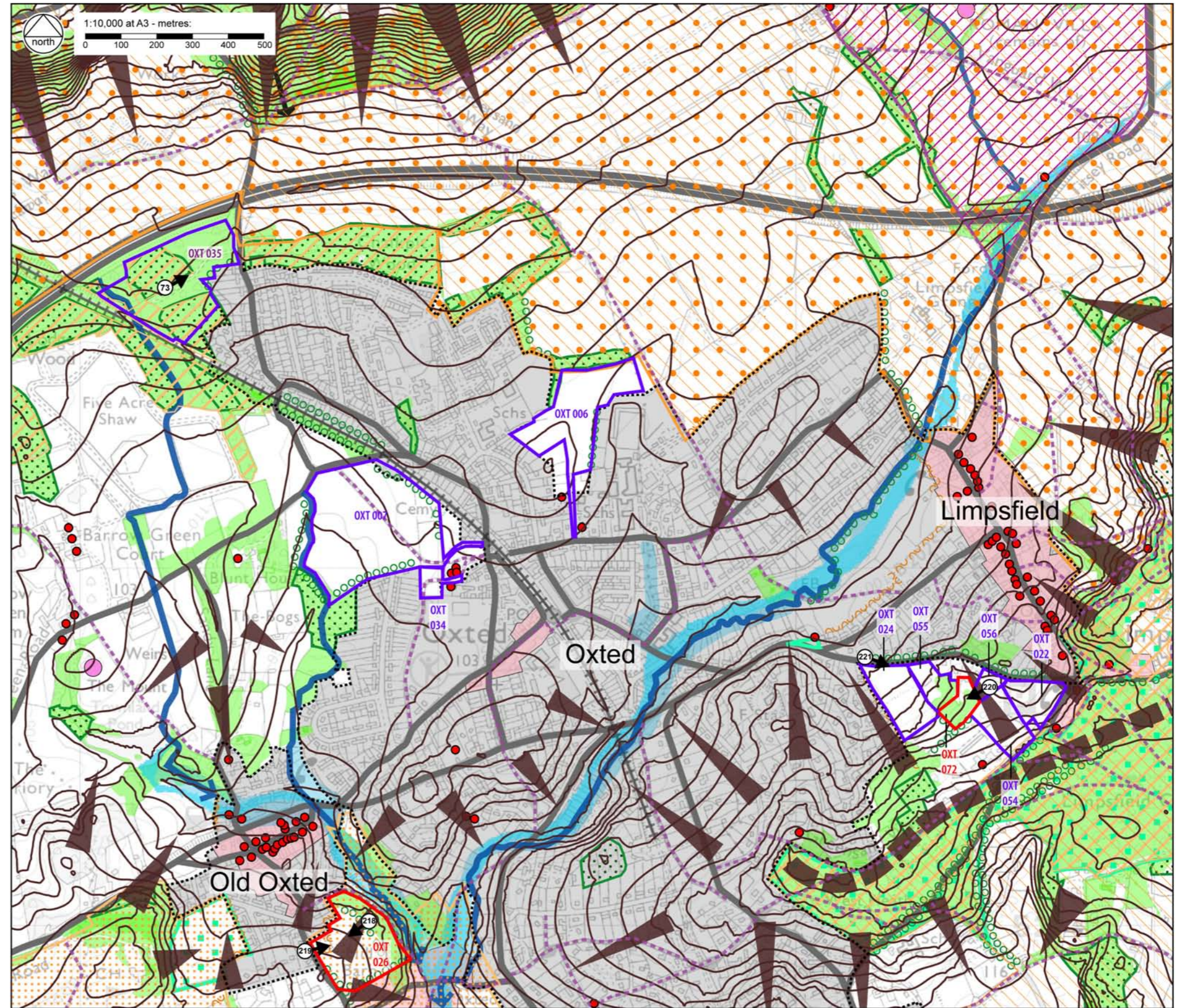
Figure 7: Site Locations and Areas of Outstanding Natural Beauty (AONBs) Based on mapping data licensed from Ordnance Survey, Crown copyright.

**KEY**

	Surrey Hills AONB		Surrey district boundaries
	AONB candidate areas (2013 HDA study)		Current designated settlement boundaries
	High Weald AONB		Sites
	Kent Downs AONB		Analysis mapping areas



- KEY**
-  Sites assessed in 2017 (as labelled)
  -  Sites assessed in 2016 (as labelled)
  -  Contours
  -  Ridges
  -  Valleys
  -  Prominent slopes
  -  Significant water courses
  -  Environment Agency flood zones 2 & 3
  -  Woodland
  -  Ancient woodland
  -  Common land
  -  AONB
  -  Candidate AONB areas
  -  AGLV
  -  Site of Special Scientific Interest
  -  Site of Nature Conservation Interest
  -  Local Nature Reserve
  -  Conservation areas
  -  Listed buildings
  -  Ancient monuments
  -  Historic Parks and Gardens
  -  Built up areas
  -  Public rights of way
  -  Major roads
  -  Railways
  -  Hard urban edges
  -  Filtered urban edges
  -  Containment
  -  Key views
  -  Separation between settlements
  -  Photolocations



Oxted North Analysis Plan (Area 07) See Figure 7 on page 1 for plan location

Based on mapping data licensed from Ordnance Survey, Crown copyright.



**Oxted North Settlement Analysis**

- 2.26 Oxted lies towards the eastern part of Tandridge, to the south of the M25 motorway. The town sits atop the wooded Greensand Hills which stretch east to west across the centre of the District. The northern part of Oxted, slopes down from the Greensand Hills to the River Eden and on into the Greensand Valley, which forms another east-west band through the District between the Greensand Hills to the south and the chalk ridge of the North Downs to the north.
- 2.27 The irregular northern edge of Oxted abuts the Surrey Hills AONB towards the foot of the North Downs ridge scarp, and is underlain by a combination of sandstone, mudstone and limestone.
- 2.28 To the south of the River Eden, site **OXT072** is located on north facing slopes between the eastern settlement edge and the wooded top of the Greensand Hills to the south.
- 2.29 To the west of Oxted is the historic village centre of Old Oxted, along with its numerous listed buildings and Conservation Area. This is situated on the north east facing slopes of a small valley feature and is separated from Oxted by a small watercourse which joins the River Eden to the south. **OXT026** is a field and wooded slopes to the immediate south of Old Oxted.

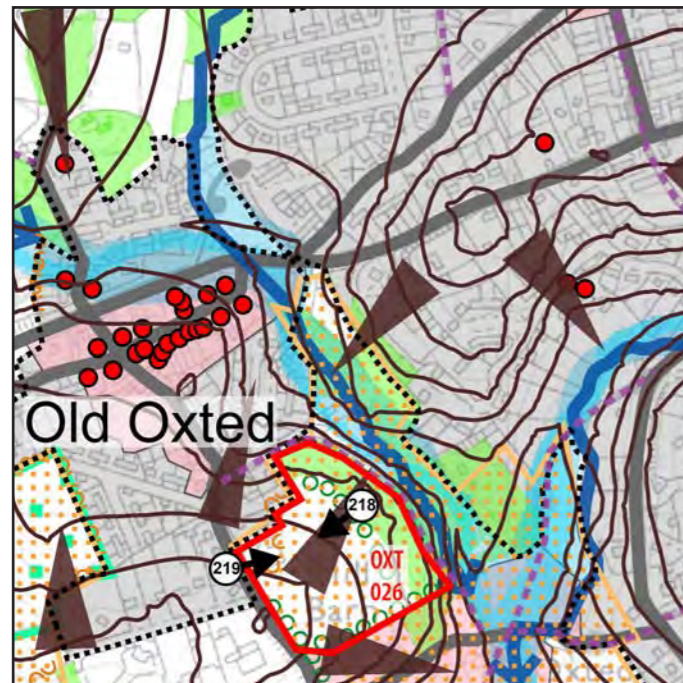




Photograph 218: View west from within site



Photograph 219: View east from Beadles Lane



Plan not to scale  
See plan on page 28 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT026** is located on the western slopes of a small valley system to the south of Old Oxted and is within Candidate AONB. The eastern part of the site is steeply sloping woodland and the western part of the site is a gently sloping pastoral field. The substantial vegetation on site is visible in the surrounding landscape.
- 1.2 To the immediate north the site is visible from adjacent properties, but is otherwise obscured from Old Oxted by topography and settlement. The most elevated parts of the site to the west have intervisibility with the AONB to the north.
- 1.3 A public footpath running around the site to the north and east has open views of the steeply sloping woodland within the site. This part of the site is also visible from dwellings within Oxted to the west and from the conservation around to the south east. However, views of the site from the south are obscured by intervening properties.
- 1.4 A sunken lane forms much of the western boundary. There are views of the boundary vegetation but open views of the site are

only possible from the gateway (see Photograph 219).

- 1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

**Substantial** sensitivity x **Moderate** value = **Low** landscape capacity

- 2.2 Site **OXT026** has substantial sensitivity due to its landscape quality and contribution to surrounding landscape and settlement. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape as a whole.



Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
4	3	3	3	3	3	3	22
The site is located on the western slopes of a small valley system to the south east of Old Oxted. The east of the site is a steeply sloping ribbon of deciduous woodland above a stream. A public right of way runs around the low slopes forming the eastern boundary. To the south the boundary of the site is formed by the gardens of Hall Hill and Mill Barn. The western boundary of the site is formed by Beadles Lane which is a sunken, rural lane. The majority of the site is a field in pasture, a line of trees within may mark a lost boundary. Site classified as urban land.	Part of the site is deciduous woodland and adjacent to an area of Flood Zone and a stream. There is continuity of woodland to the north and south, and along the River Eden. This may provide supporting habitats and connectivity of habitats. There is also tree cover within the open part of the site.	The site is located to the south of the historic village of Old Oxted and is separated from Oxted by the small valley system.  The settlement pattern of Old Oxted was linear east-west but has now development to the north and south along the shallower slopes above the valley to the east.  Development on the northern part of the site would not be inconsistent with this pattern.	The site makes a limited contribution to the separation between Old Oxted and Oxted.	The open part of the site is inward looking and there are few views of the field.  The slopes to the east of the site and along the sunken road to the west are densely vegetated and contribute to the rural character of the surrounding landscape as well as obscuring the edge of settlement from the wider landscape to the south.  The site also contributes to the setting of Oxted Mill and its Conservation Area to the south.	The steeply sloping parts of the site are visible from the public right of way to the north and east, and from housing on opposite slopes within Oxted, although the open part of the site is obscured by tree cover and landform. The site is visible from the edge of the Broadham Green and Spring Lane Oxted Conservation Area adjacent to the site boundary. All these areas are within the Candidate AONB.  The open, elevated part of the site is glimpsed through the gate along Beadles Lane, and housing adjacent to the north. There is intervisibility with the AONB from this part of the site, although this is distant.	The northern part of the site is more suitable for development.  If other parts of the site were developed it would be difficult to mitigate effects on the public right of way, the Conservation Area and the wooded slopes.	<b>SUBSTANTIAL</b>

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	2	3	2	2	2	4	17
The site is within Candidate AONB but not within AGLV.	The site is adjacent to a Conservation Area to the south and near a Conservation Area to the north.  The site is adjacent to an area of Flood Zone to the east.	The topography of the site is distinctive and contributes to the sunken lane to the west and small valley system to the east.  The wooded slopes are characteristic of Oxted, and contribute to the character of Oxted Mill and the Conservation Area.	SURREY HISTORIC LANDSCAPE CHARACTERISATION  7. VALLEY FLOOR AND WATER MANAGEMENT 701. Miscellaneous valley floor fields and pastures  and 10. RECREATION 1007. Major sports fields and complexes  Associated with Oxted Mill.	There is a minor contribution to the AONB to the north.	There is no formal or informal public access to the site.  The slopes of the site contribute to the rural amenity of the public right of way along the eastern boundary and are visible from the Greensand Way which travels along Spring Lane, about 60m to the south.	The site is a rural site, consisting of an open, elevated field which has visual links to the AONB to the north, and scenic, steeply wooded slopes along the small valley to the east. The western boundary is formed by a sunken lane characteristic of the wooded Greensand Hills.  Roads and settlement are mostly obscured by vegetation, although the northern parts of the site have greater noticeable human influence.	<b>MODERATE</b>

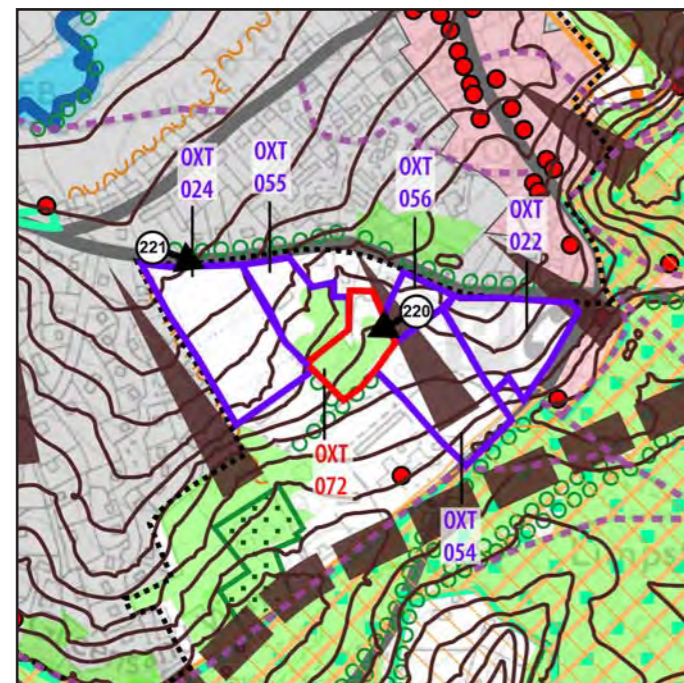




Photograph 220: View of the eastern boundary of site OXT072 from OXT056



Photograph 221: View east from A25



Plan not to scale  
See plan on page 28 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT072** is a garden site which includes significant tree cover, located between large detached properties to the south of the A25. The visual envelope may extend to glimpses of the AONB to the north from the higher slopes within the site.
- 1.2 There are localised glimpses of tree cover on site from the A25 to the north. It is seen as part of the wooded backdrop to properties.
- 1.3 The site borders sites OXT054 to the south and OXT056 to the east. There are views from the garden within OXT056.
- 1.4 There may be some glimpsed views of the AONB to the north. However, the site is unlikely to be detectable in the view from the AONB.
- 1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for employment development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **OXT072** is relatively inconsistent with the existing settlement form which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for housing development and could accommodate 'infill' development provided key considerations, such the site's contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



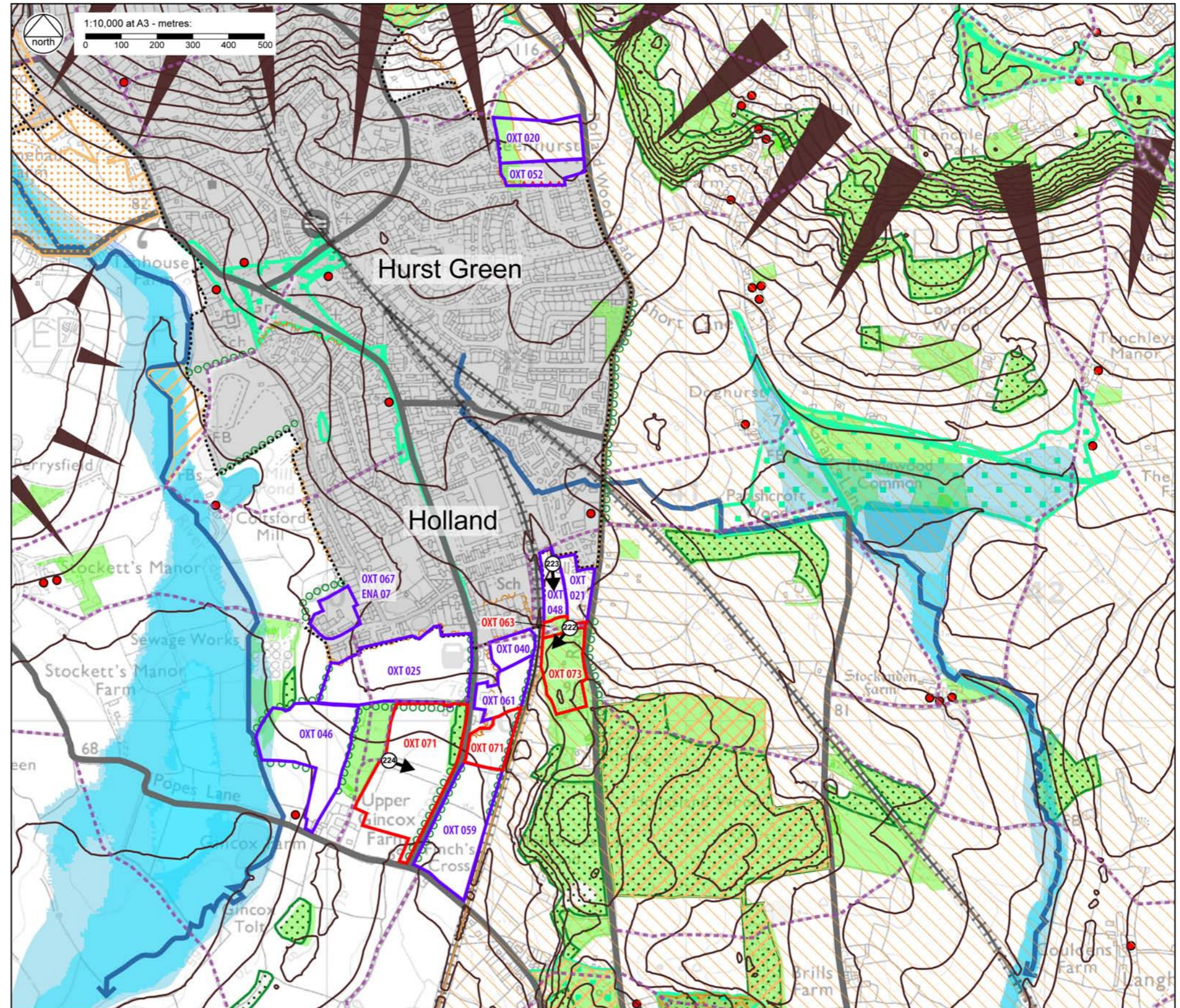
**Landscape Sensitivity:**

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	2	3	1	3	2	3	17
<p>The site is a garden site, on north facing slopes behind 'Rocks Hill'. It is located away from the A25 between gardens and detached houses to the north and a school site to the south, and is therefore inaccessible.</p> <p>Southern parts of the site are tree covered while the northern parts of the site are a domestic garden.</p> <p>Site is on land classified as urban land.</p>	<p>There are semi mature and mature trees present on site, identified from visits to neighbouring sites. These may offer some supporting habitats and possible connectivity to woodland to the south.</p>	<p>The site is near to but not attached to the built up area boundary to the north and west. It is located in an area of detached houses set within large garden plots. Development here would dilute this settlement form.</p> <p>The topography is consistent with settlement to the west.</p>	<p>There is no contribution to separation between settlements, however the site represent some of the garden spaces between Limpsfield and Oxted.</p>	<p>The site is enclosed by housing and tree cover, but forms part of the sloping wooded setting to dispersed low density housing along the south of the Westerham Road.</p> <p>The tree cover also contributes to the north western views from properties along Wolfs Row including the Grade II listed St. Michael's School.</p>	<p>The site is obscured from wider views by housing and vegetation, however the trees on site are visible from neighbouring housing and gardens, including the listed building to the north, from Westerham Road and the edge of the Limpsfield Conservation Area.</p> <p>There may be intervisibility with the AONB from the south of the site, but it is unlikely that the site would be detectable in the view.</p>	<p>Existing mature boundary vegetation should be retained and protected.</p> <p>Limited opportunities due to the size of the site and woodland within the site.</p>	<b>MODERATE</b>

**Landscape Value:**

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	2	2	1	1	1	3	11
<p>None.</p>	<p>The site is close to a Conservation Area and SNCI.</p>	<p>The site provides a part of the distinctive view of tree cover along the southern slopes of the A25.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION</p> <p>8. SETTLEMENT RELATED</p> <p>815. Luxury estates (post-1940)</p>	<p>There is no contribution to the AONB.</p>	<p>There is no formal or informal public access to the site.</p> <p>There are no views from the public right of way network or Greensand Way to the south.</p>	<p>The site is a garden site within an area of dispersed housing, adjacent to the A25 which reduces a sense of tranquillity and remoteness.</p> <p>Much of the site has tree cover, which has a scenic quality.</p>	<b>SLIGHT</b>





Oxted South Analysis Plan (Area 08) See Figure 7 on page 1 for plan location

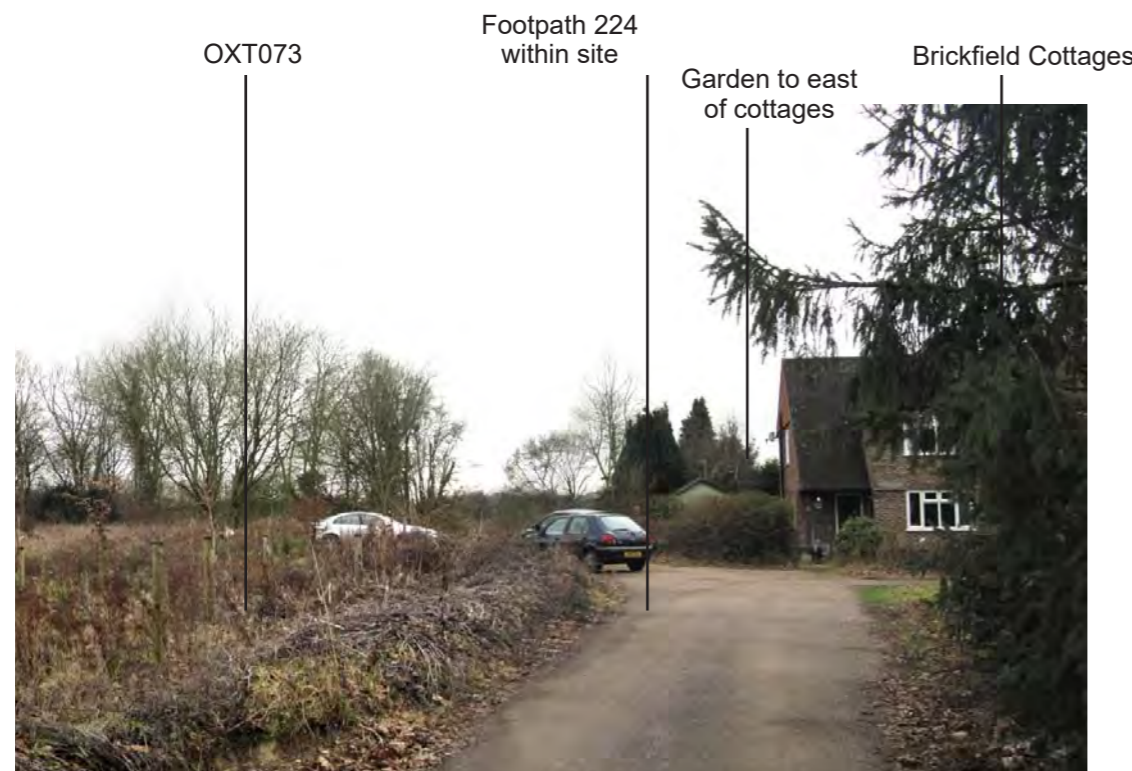
Based on mapping data licensed from Ordnance Survey, Crown copyright.



**Oxted South Settlement Analysis**

- 2.30 Oxted lies towards the eastern part of Tandridge, to the south of the M25 motorway. The town sits atop the wooded Greensand Hills which stretch east to west across the centre of the District. The southern part of Oxted, slopes down from the Greensand Hills into the Low Weald, which underlain by mudstone, siltstone and sandstone, occupies a large swathe of the farmland across the southern part of the District.
- 2.31 The southern part of Oxted is outside the AONB, although the Greensand Hills to the north-west are candidate areas being considered for inclusion with the AONB as part of the AONB boundary review.
- 2.32 The southern part of Oxted sits on south facing landform which falls towards the River Eden to the south-west and Crooked River to the south-east. The area is contained by the floodplain to the west and south-west, and by rising ground and woodland, including significant areas of Ancient Woodland, to the south-east.
- 2.33 To the south, between the floodplain and the rising wooded landform, and on either side of the railway, are a small collection of sites at the southern tip of Oxted, including **OXT071**, **OXT063** and **OXT073**.
- 2.34 Each site associated with Oxted South is assessed in more detail on the following pages.

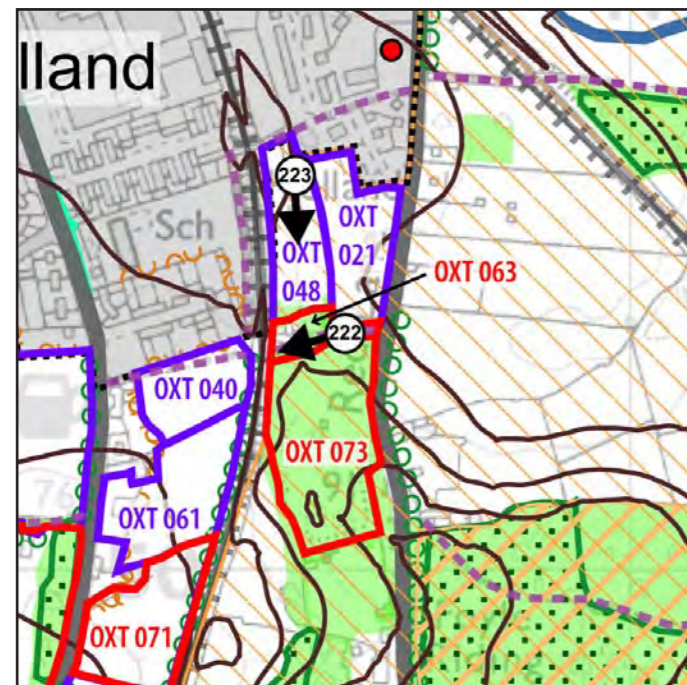




Photograph 222: View west along Footpath 224 at the southern edge of the site



Photograph 223: View of site from field to the north



Plan not to scale  
See plan on page 34 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT063** is a garden site located to the south of Hurst Green but detached from settlement. The visual envelope is localised however the public right of way within the site is sensitive to change.
- 1.2 The existing dwellings and gardens can be glimpsed through gaps in the boundary tree line from the footpath and fields to the north of the site, and new development adjacent to this (see Photograph 223).
- 1.3 Views from Red Lane to the east are obscured by vegetation and limited to a glimpse along the footpath/ access road.
- 1.4 Footpath 224 runs through the site to the south. This has open views of the cottages and into some of the gardens spaces.
- 1.5 There are no views from the railway line to the west, which is screened by boundary planting.
- 1.6 Overall, the visual sensitivity is judged to be **Moderate**. This rating

feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

**Moderate** sensitivity x **Slight** value =  
**Medium/High** landscape capacity

- 2.2 Site **OXT063** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such the site's inconsistency with the settlement pattern, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



## Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
2	2	5	1	2	3	4	19
This is a small site which consists of semi-detached cottages to the west, a driveway from Red Lane to the east, which is also the route of a Public Footpath, and a garden to the west and east of the cottages. The northern boundary is formed by a grown out hedgerow to the east and trees and wooden fence to the west. The garden is enclosed by hedges. The southern boundary along the Footpath is open with views across woodland. The site is located within an area identified as grade 3 agricultural land.	The site abuts woodland to south, and has mature trees along the boundary to the north.  The site offers some potential habitat connectively along a hedgerow to the north, and a wide area of woodland to the south and south east.	The site is detached from settlement.	The site has no contribution to separation between settlements.	The site is mostly screened from the surrounding landscape by boundary vegetation to the north and an area of woodland to the south and the train line to the west.  The trees along the northern boundary make a contribution to the rural setting of the settlement edge to the north, and filter views of new development on the edge of Holland from the public right of way and wider landscape to the south.	The woodland to the south of the site and the railway line to the west obscure views from the east, south, and west.  The existing dwellings and gardens can be glimpsed through gaps in the boundary tree line from the footpath to the north of the site, and new development adjacent to this.  There are open views from the public right of way which runs through the site.	The site is detached from settlement and there is no mitigation for atypical development.  Boundary vegetation would need to be maintained in order to maintain screening along the northern edge of the public footpath.  Existing woodland screens the site from the south, and this would need to be retained and protected.	<b>MODERATE</b>

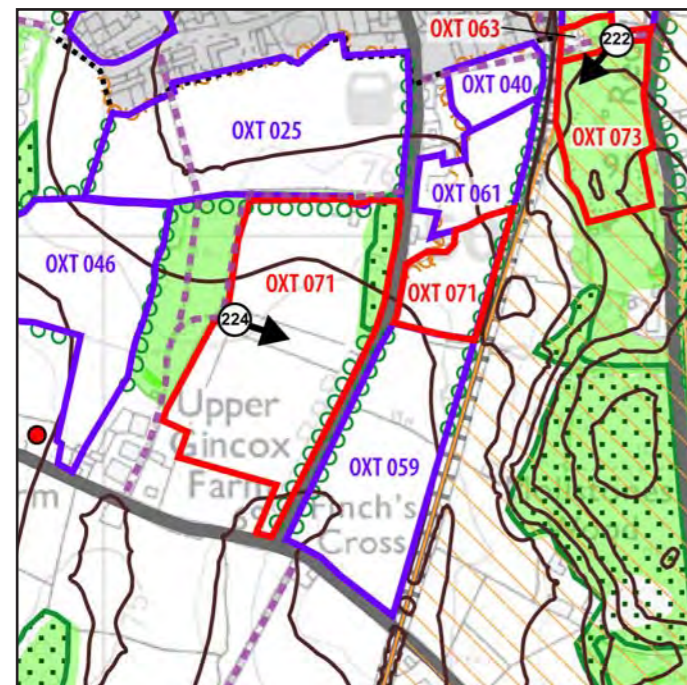
## Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	1	1	1	1	4	3	14
The site is within the current extent of the AGLV.	There is Ancient Woodland within 200m to the south east.	The site is an unremarkable domestic site. The mature trees along the northern boundary are notable but not uncommon.	SURREY HISTORIC LANDSCAPE CHARACTERISATION 8. SETTLEMENT RELATED  802. Scattered settlement with paddocks (post-1811 & pre-1940 extent)  The cottages are connected to the brickworks that were within the woodland to the south.	The site is within the current AGLV, and does not contribute to any other outstanding asset.	There is a public right of way within the site which links the southern parts of Holland to Red Lane.	The site is enclosed by boundary trees and woodland giving it a degree of remoteness and tranquillity.  Urban influences are low and limited to occasional noise from the school to the north, and the road and railway line.	<b>SLIGHT</b>





Photograph 224: View east from Footpath



Plan not to scale  
See plan on page 34 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **OXT071** consists of three fields to the east and west of Holland Road. They are well contained by robust boundaries and the visual envelope is localised.
- 1.2 Views into the site from the north are filtered by wooded field boundaries. There are open views however from the footpath along the western and northern boundary of the western field.
- 1.3 To the east the railway is slightly elevated above the eastern field. Vegetation filters views into the site, although there are some more open views to the south where vegetation has gaps. In winter some views open up from land within AGLV. Views along Holland Road are restricted to views of the substantial boundary planting.
- 1.4 From the south there are filtered views from Pope's Lane across the western field. Dwellings adjacent to the lane have views with varying degrees of filtering.
- 1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating

feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Substantial** sensitivity x **Moderate** value = **Low** landscape capacity
- 2.2 Site **OXT071** has substantial sensitivity due to its inconsistency with the existing settlement form and pattern, its ecological sensitivity and the lack of possibilities for successful mitigation. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a detrimental effect on the character of the landscape as a whole and locally valued spaces.



**Landscape Sensitivity:**

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	3	5	1	4	3	5	24
The site consists of two parcels of land divided by Holland Road. To the east is a field, previously assessed, (OXT 053), with robust boundary vegetation around the site and the railway line forming the eastern boundary. To the west of Holland Road are two fields divided into a recreational area to the north with tennis courts, a small leisure centre building and amenity grass. To the south of this is a field in pasture. The western part of the site generally has robust boundaries, with blocks of woodland along the east and west boundaries. There is Ancient Woodland within the site along the north eastern boundary with the road. Site recorded as grade 3 agricultural land.	There is Ancient Woodland within the site, belts of deciduous woodland around the eastern field, which is also designated as a Potential Site of Nature Conservation Interest, and a block of deciduous woodland along the western boundary.	The site is detached from the settlement boundary of unconstrained Hurst Green.	There is no contribution to separation between settlements.	The site is part of the low weald farmland to the south of Hurst Green and contributes to this landscape through its hedgerows, and blocks of woodland.  The boundaries to the site to the east and west of Holland Road contribute to the green approach to Hurst Green from the south.	The eastern field is well contained and the western part is well contained to the east/west with north-south visual links. There are views of the western part of the site from Pope's Lane and Holland Road and houses along these. There are open views from the public right of way which runs adjacent and through the site. Parts of the site are visible from fields within the AGLV to the west and the railway line. The boundary vegetation is visible from the edge of settlement to the north. Candidate AONB is visible in the distance from the north of the site although it is unlikely that the site would be detectable in the view.	It is difficult to mitigate a detached unit of settlement.  There is limited internal structure to the western part of the site, on which to base mitigation.  Existing mature vegetation should be protected and retained.	<b>SUBSTANTIAL</b>

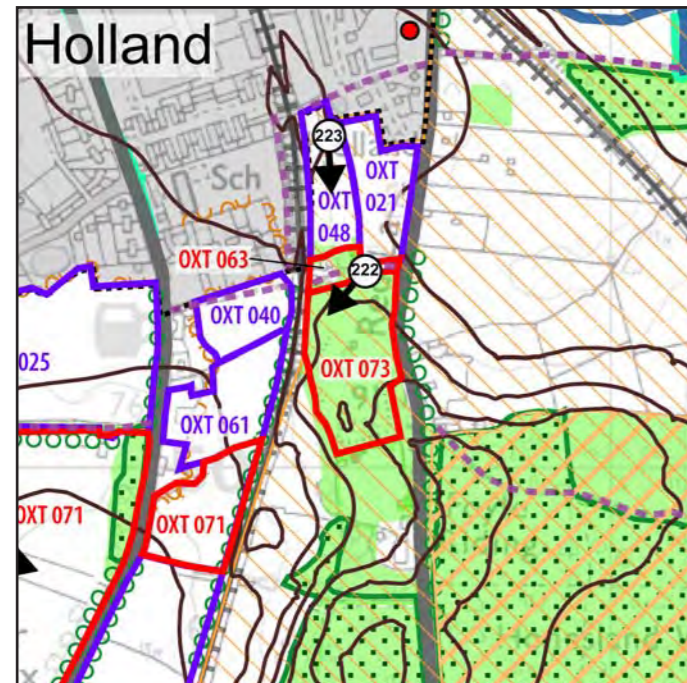
**Landscape Value:**

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	2	3	1	1	4	3	16
Part of the site is adjacent to AGLV.	There is Ancient Woodland within the western part of the site.  Part of the site includes a Potential Site of Nature Conservation Interest.	The site is distinctive for the blocks of woodland, some ancient, and tree lined rural roads surrounding the site. Oaks are a notable feature of these fields.  These are characteristic of the local landscape of the low weald farmland.	SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS  113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)	No contribution to outstanding assets.	The north western part of the site is a leisure centre and includes tennis courts and public open space which is used for dog walking. There is a public right of way through the site and adjacent to the western boundary.  The eastern field has no formal or informal public access.	Mature vegetation provides a degree of enclosure, and views to the south of the site are rural and scenic. The site becomes more remote in quality to the south.  To the western part of the site the land uses also have an urbanising influence on the site, with flood lights being used at night.  The road sounds are low and do not intrude on the site.	<b>MODERATE</b>





Photograph 222: View west along Footpath 224



Plan not to scale  
See plan on page 34 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **OXT073** is a birch woodland located to the south of Hurst Green but detached from settlement. The visual envelope is localised, however the public right of way to the north of the site is sensitive to change.
- 1.2 Views from Red Lane and the farm to the east of the site are limited to views of the trees along the boundaries. Occasional glimpses into the site a possible in winter.
- 1.3 No views are possible from the railway line to the west, which is screened by boundary planting. Views from the south are restricted by wooded boundaries.
- 1.5 Footpath 224 runs adjacent to the northern boundary. This has open views across the site as do the cottages located to the north of the Footpath. Views from the field to the north are restricted.
- 1.6 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following

page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Substantial** sensitivity x **Moderate** value = **Low** landscape capacity
- 2.2 Site **OXT073** has substantial sensitivity due to its inconsistency with the existing settlement form and pattern, its ecological sensitivity and the lack of possibilities for successful mitigation. Combined with moderate value, the site has low capacity for housing or employment development. Development in this area would have a detrimental effect on the character of the landscape as a whole.



## Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	3	5	1	2	3	5	22
<p>The site is an area of mature birch woodland. To the south of the site some of the trees have been removed and to the north there is some new tree planting and a new hedge along the public right of way.</p> <p>There is an open area within the site which is in poor condition, with rubble, metal and debris evident as well as earthworks. The boundary with the railway line to the east is formed by a security fence and trees. The southern boundary is an embankment with a post and wire fence to fields beyond.</p> <p>Grade 3 agricultural land Classification.</p>	<p>The site is a birch woodland which includes some mature or semi mature oaks within. There is a man made pond to the southern end of the site.</p>	<p>The site is rural in character and detached from settlement.</p>	<p>The site has no contribution to separation between settlements.</p>	<p>The site is part of the rural continuum. Woodland on site and is visible from the road, railway and fields to the east. This contributes to the rural character of Red Lane.</p>	<p>There are localised views from the house to the north of the site, and open views from the public right of way which is to the north of the site.</p> <p>There are also views of the site from Red Lane and from the farm on Red Lane.</p>	<p>The site is detached from settlement and there is no mitigation for an isolated unit of settlement and loss of woodland.</p> <p>It would be difficult to mitigate the effects on the rurality of the public right of way.</p>	<p><b>SUBSTANTIAL</b></p>

## Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	2	1	1	3	3	15
<p>The site is within the current extent of the AGLV.</p>	<p>The site is close to a Potential Site of Nature Conservation Interest to the south, and near an Site of Nature Conservation Interest and Ancient Woodland to the south west.</p>	<p>The site is a distinctive area of birch woodland.</p>	<p>Surrey Historic Landscape Characterisation:</p> <p>1. FIELD PATTERNS/ SYSTEMS</p> <p>113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)</p>	<p>The site is within the current AGLV, and does not contribute to any other outstanding asset.</p>	<p>There is no formal or informal access into the site.</p> <p>There is a public right of way along the open northern edge of the site and the site forms part of the visual amenity from the footpath. The footpath connects the southern part of Holland across the railway line to Red Lane.</p> <p>Footpath 200 to the south-east has views of the site.</p>	<p>The site is a woodland which is scenic and rural.</p> <p>Urban influences are low however there is some noise from the school to the north, and occasional noise from the road and railway line.</p>	<p><b>MODERATE</b></p>



- KEY**
-  Sites assessed in 2017 (as labelled)
  -  Sites assessed in 2016 (as labelled)
  -  Contours
  -  Ridges
  -  Valleys
  -  Prominent slopes
  -  Significant water courses
  -  Environment Agency flood zones 2 & 3
  -  Woodland
  -  Ancient woodland
  -  Common land
  -  AONB
  -  Candidate AONB areas
  -  AGLV
  -  Site of Special Scientific Interest
  -  Site of Nature Conservation Interest
  -  Local Nature Reserve
  -  Conservation areas
  -  Listed buildings
  -  Ancient monuments
  -  Historic Parks and Gardens
  -  Built up areas
  -  Public rights of way
  -  Major roads
  -  Railways
  -  Hard urban edges
  -  Filtered urban edges
  -  Containment
  -  Key views
  -  Separation between settlements
  -  Photolocations



South Nutfield Analysis Plan (Area 09) See Figure 7 on page 1 for plan location

Based on mapping data licensed from Ordnance Survey, Crown copyright.



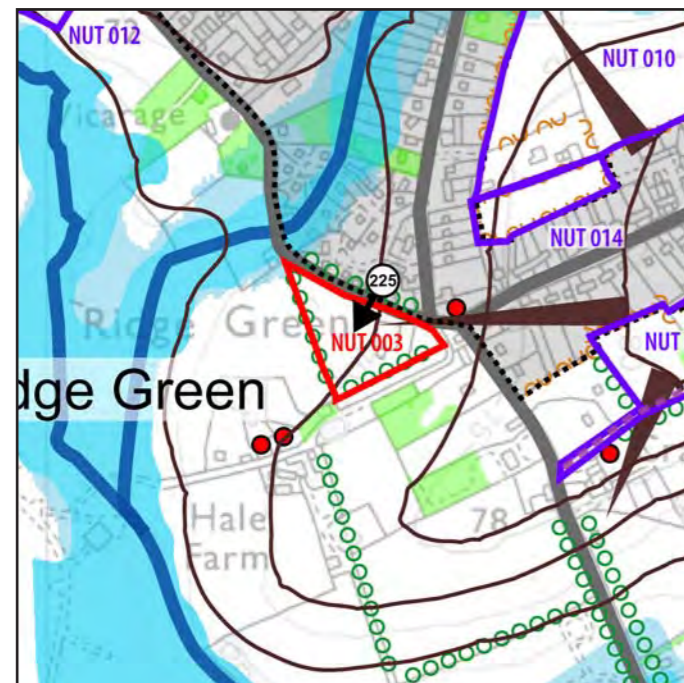
### South Nutfield Settlement Analysis

- 2.35 South Nutfield lies at the western edge of Tandridge, near the boundary with the Borough of Reigate and Banstead. The village is approximately 1.5km to the south-west of Bletchingley. Redhill is a similar distance to the west. The village is located along the Redhill to Tonbridge railway line, and the M23 motorway runs north-south nearby to the west, but there is no access onto the M23 from the road network within the vicinity of the settlement.
- 2.36 The majority of South Nutfield is located in the Low Weald, at the foot of the Wooded Greensand Hills to the north. Although detached from the Surrey Hills AONB, the distinctive area of Wooded Greensand Hills adjacent to the north of South Nutfield are under consideration as a candidate for inclusion within the AONB. The extensive Low Weald Farmland adjoins the settlement to the south.
- 2.37 South Nutfield has a relatively sprawling form, with a limited identifiable central core at the railway station. Ribbon development has occurred along the local network of minor roads, and has not been contained by landform or watercourses, with the settlement crossing over Nutfield Brook near the railway station. A significant part of the village is orientated north-south along Mid Street, which extends up into the south facing slopes of the Greensand Hills to the north.
- 2.38 To the south, settlement has extended westwards, to the north side of Kings Cross Lane. On the southern side of Kings Cross Lane site **NUT003** located to the south of the village near the junction of Kings Cross Lane, Mid Street and Crab Hill Lane. To the south-east, settlement extends on rising ground along both sides of Kings Cross Lane. Adjacent to this ribbon development to the east are sites **NUT019** and **NUT020**.
- 2.39 Each site associated with South Nutfield is assessed in more detail on the following pages.





Photograph 225: View south from Kings Cross Lane



Plan not to scale  
See plan on page 42 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **NUT003** is a triangular field, on gently sloping land to the south of South Nutfield. The site is contained by surrounding boundary planting and the visual envelope is localised.
- 1.2 From the north the site is visible through the access gate, however views from the road are otherwise obscured by the robust roadside hedge. Dwellings along the edge of settlement may have views in from top floor windows but visual links are mostly screened.
- 1.3 To the east, south and west views are mostly limited to views of the boundary hedges. However, Hale Farm has glimpsed views into the site in winter (see Photograph 225).
- 1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **NUT003** is relatively inconsistent with the existing settlement form which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for housing development due to its slight value, provided considerations such as settlement pattern are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



**Landscape Sensitivity:**

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	3	4	1	3	2	2	18
The site is a triangular field to the south of Kings Cross Lane. There are old tennis courts within the site, rough grassland to the east and large area of brambles to the west and a track running through the centre of the site. Along the boundary with the road to the north is a mixed native hedgerow with occasional tree. The boundaries along the south and west are formed by outgrown hedgerows, and include pine trees. There are large areas of scrub along the site boundaries. Recorded as Grade 3 Agricultural Land.	The site contains areas of scrub and rough grassland which may provide supporting habitats.  The site is part of the wider rural continuum to the south of South Nutfield and boundary hedges may offer connectivity.	The site is adjacent to the soft settlement edge of South Nutfield along Kings Cross Lane. Development would not be consistent with the pattern of settlement, which includes dispersed, detached houses to the south of the lane.	There is no contribution to separation between settlements.	The site is part of the wider rural area to the south of South Nutfield and forms a part of the slopes above the Nutfield Brook.  The site is contained by boundary vegetation which contributes to the soft edge of the settlement of South Nutfield, and filters the settlement edge from the wider landscape.	There are localised views from housing including views from Ridge Green Farmhouse which is Grade II listed and possibly glimpses from Hale Farm House which is also Grade II listed. Overlooking by adjacent properties on the edge of settlement is limited by boundary vegetation.	Potential housing would be well screened by existing boundary vegetation, if retained and protected appropriately.  Effects on the setting to Ridge Green Farmhouse and Hale Farm House should be avoided.	<b>MODERATE</b>

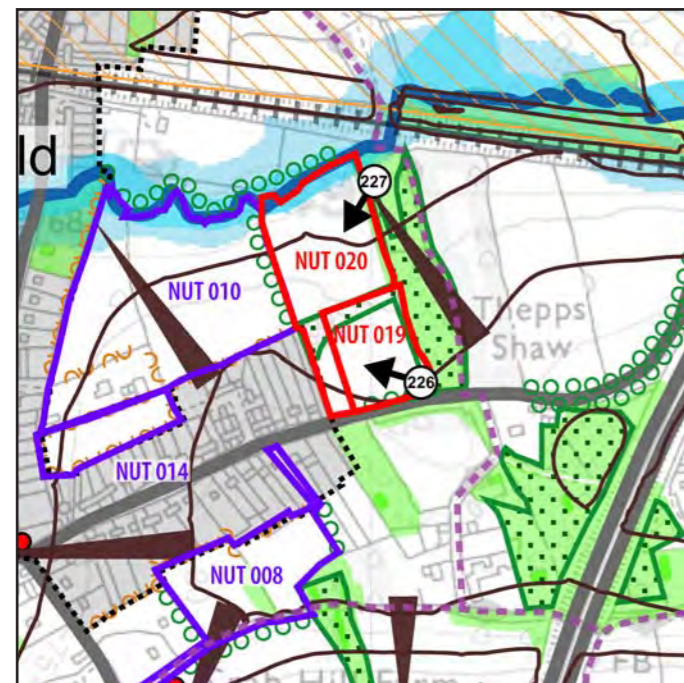
**Landscape Value:**

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	2	1	1	1	3	12
None.	The site is near to an area of Flood Zone to the north west.  The site is near to three Grade II listed properties and forms a minor part of their setting.	The site has rough grassland on site and stands of pines to the south, which are distinctive.	SURREY HISTORIC LANDSCAPE CHARACTERISATION 8. SETTLEMENT RELATED  802. Scattered settlement with paddocks (post-1811 & pre-1940 extent)	No contribution to outstanding assets.	There is no formal or informal public access.	The site is rural and enclosed by hedgerows and mature trees which results in a degree of remoteness and a moderate scenic quality.  There is an urbanising influence from Redhill Aerodrome and overhead aircraft noise which is occasionally audible. The abandoned tennis courts detract slightly from the rural nature of the site.	<b>SLIGHT</b>





Photograph 226: View north west from vegetation along Kings Cross Lane



Plan not to scale  
See plan on page 42 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **NUT019** is a pastoral field to the east of South Nutfield. The site is contained by woodland on two sides and the visual envelope is localised.
- 1.2 To the north and east the site is surrounded by woodland. In winter views are occasionally glimpsed from permissive paths within Thepps Shaw. The Candidate AONB is visible along the skyline to the north.
- 1.3 Partial and glimpsed views are possible along Kings Cross Lane, especially in winter. These are open along the access lane to the west and from housing on the edge of settlement to the south west.
- 1.4 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 With moderate sensitivity and value, site **NUT019** is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	3	3	1	3	2	2	17
<p>The site is a small pastoral field with significant boundary vegetation. Kings Cross Lane forms the southern boundary of the field and consists of a wide verge with mature trees and scrub. Ancient woodland forms the boundaries to the north and east.</p> <p>To the west there is a wooden fence along the track which accesses NUT020, and a low laurel hedge along the garden of 34, which forms the edge of settlement.</p> <p>The site is recorded as Grade 3 and 4 agricultural land.</p>	<p>The site has Ancient Woodland within the site and to the north and east, and a wide belt of trees to the south. There is a large pond within the area of Ancient Woodland to the north, according to OS maps.</p> <p>These are likely to provide supporting habitats and connectivity.</p> <p>The site is within a larger area designated as a potential Site of Nature Conservation Interest.</p>	<p>Development is consistent with the settlement pattern of ribbon development along Kings Cross Lane.</p> <p>However, the site is detached from the settlement boundary by the access track to site NUT 020.</p> <p>Development of this site would extend South Nutfield to the east.</p>	<p>There is no contribution to separation between settlements.</p>	<p>The site is enclosed and inward looking but is part of the Low Weald Farmland to the north east of South Nutfield.</p> <p>The site contributes to the green approach to South Nutfield from the east and forms part of the rural setting to the village.</p>	<p>There are glimpsed, localised views from housing along Kings Cross Lane, with varying degrees of filtering, and the public right of way through Thepps Shaw to the east.</p> <p>The site is well contained by trees and woodland but there are glimpsed views of the Candidate AONB/ AGLV.</p>	<p>Potential housing would be well screened by existing boundary vegetation if retained appropriately.</p> <p>Existing mature boundary vegetation, which includes Ancient Woodland, should be retained and protected.</p> <p>Mitigation would need to include reducing impacts on the wider potential Site of Nature Conservation Interest.</p>	<b>MODERATE</b>

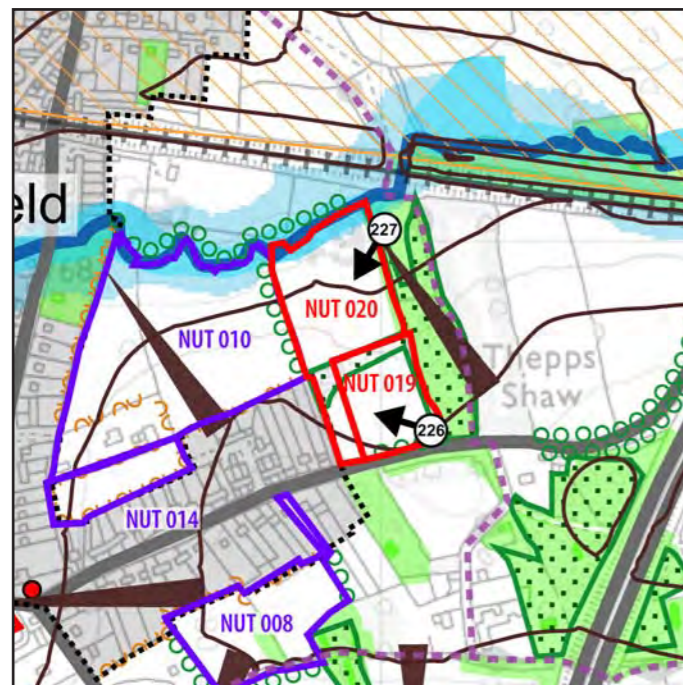
Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	3	2	1	2	3	15
<p>None.</p>	<p>There is Ancient Woodland within the site.</p> <p>The site is within a larger area designated as a potential Site of Nature Conservation Interest.</p>	<p>The site is part of a distinctive field system to the east of South Nutfield.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS 105. Enclosed strips and furlongs The site forms part of a small area classified as enclosed strips and furlongs. Very few examples of this type, and those that do survive have often become fragmented. Small, narrow fields with slightly curving boundaries.</p>	<p>The site is well contained and makes no contribution to outstanding assets.</p>	<p>There is no formal or informal public access to the site.</p> <p>There is some visual access from the public right of way through Thepps Shaw to the east. This links to the Greensand Way to the north.</p>	<p>The site is enclosed by mature trees and outgrown hedgerows to the north, east and south which results in a degree of tranquillity and remoteness.</p> <p>The road network is audible at times which occasionally detracts from the sense of tranquillity and a single dwelling overlooks the site from the west which results in some urbanising influence,</p>	<b>MODERATE</b>





Photograph 227: View south-west from Nutfield Brook



Plan not to scale  
See plan on page 42 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **NUT020** is a pastoral field to the north east of South Nutfield. The site is contained by woodland on three sides and the visual envelope is localised.
- 1.2 To the east, south and west the site is surrounded by woodland. In winter views are occasionally glimpsed from permissive paths within Thepps Shaw to the west (see Photograph 227).
- 1.3 Glimpsed views are possible from the railway line, the public right of way across the railway line, the cricket club to the north west and paths along Nutfield Brook to the north.
- 1.4 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

**Substantial** sensitivity x **Moderate** value = **Low** landscape capacity

- 2.2 Site **NUT020** has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its landscape quality and the low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development overall. Development on this site would have a detrimental effect on the Low Weald Farmland character of the landscape as a whole.



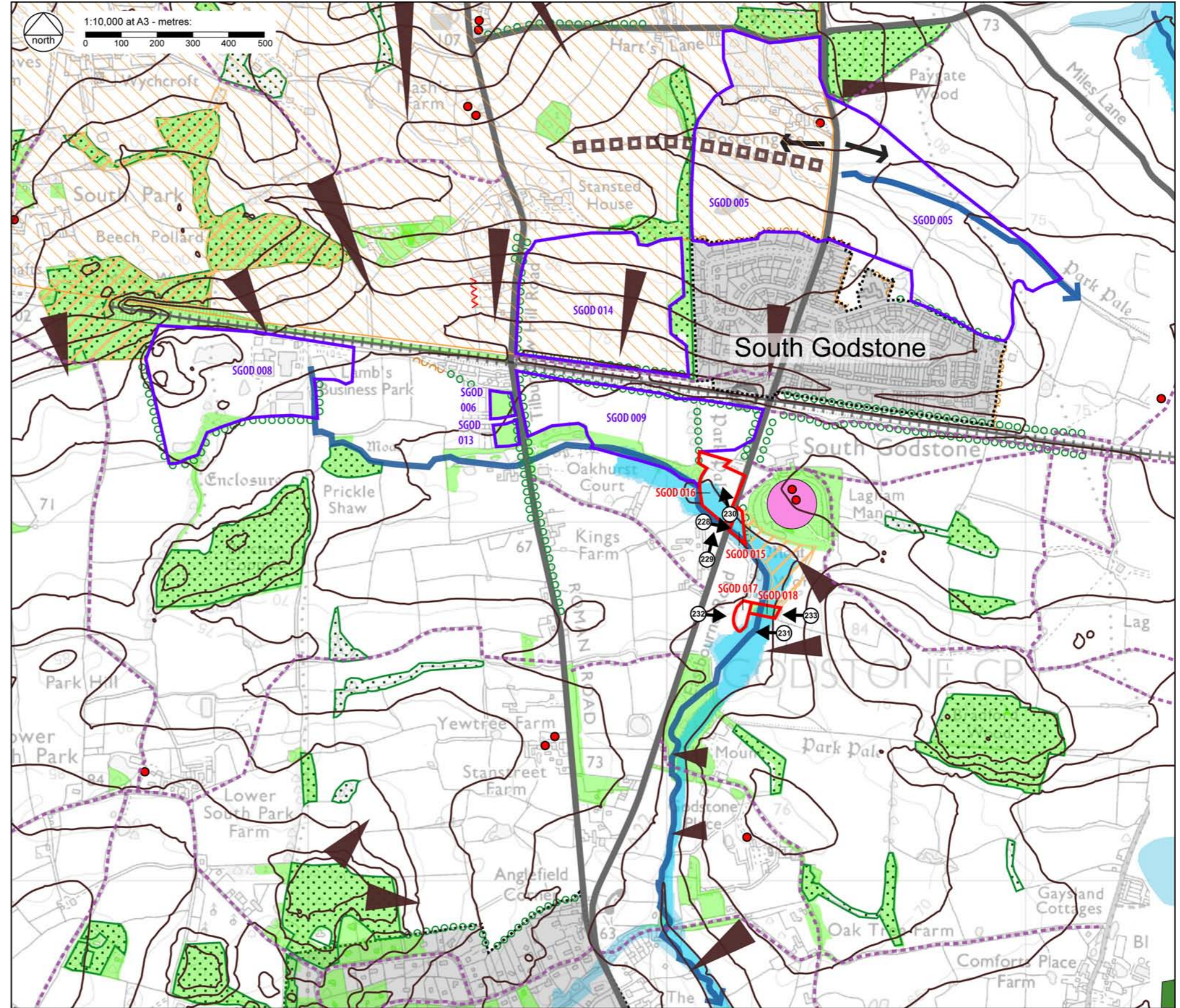
**Landscape Sensitivity:**

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
4	3	5	1	3	2	4	22
The site is a field in pasture used for grazing. It is set back from Kings Cross Lane by one field and is accessible by a track to the south from the lane. It slopes gently towards Nutfield Brook to the north. The field is subdivided by fences and has a stable to the west. To the south and east the boundaries are formed by Ancient Woodland. To the north the boundary is formed by the Nutfield Brook and trees and vegetation along it. The western boundary is formed by an grown out hedgerow. The site is recorded as Grade 4 agricultural land.	The northern part of the site is within an area of Flood Zone and part of the vegetated corridor along the Nutfield Brook.  The area within Flood Zone is a Biodiversity Opportunity Area.  There is Ancient Woodland to the south and east of the site.  Vegetation around the site offers the potential for habitat connectivity.	The site is detached and not consistent with the settlement pattern of ribbon development along King Cross Lane.	There is no contribution to separation between settlements.	The site is part of the Low Weald Farmland to the north east of South Nutfield.  The site is inward looking and well contained, but boundary vegetation is visible from South Nutfield, Kings Cross Lane and Footpath 303.	The site is well contained by boundary vegetation with views being mostly limited to views of the boundary vegetation.  However, there are glimpsed and localised views from the railway line, the public right of way to the east of the site, and across Nutfield Brook from the Cricket Club Ground to the north west.  There are views from Kings Cross Lane of the track accessing the site.	Detached from settlement, development would not be consistent with the existing settlement pattern.  Mitigation would need to include reducing the impacts on the Biodiversity Opportunity Area to the north.	<b>SUBSTANTIAL</b>

**Landscape Value:**

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	3	2	1	2	3	15
None.	The site has a small area of Flood Zone to the north of the site.  Biodiversity Opportunity Area DP19 along Nutfield Brook to the north of the site.  There is Ancient Woodland to the east and west of the site.	The site is part of a distinctive field system to the east of South Nutfield.  The area of woodland and the brook are distinctive.	SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS 105. Enclosed strips and furlongs  Very few examples of this type, and those that do survive have often become fragmented. Small, narrow fields with slightly curving boundaries.	The site is not visible from an outstanding asset.	There is no formal or informal public access.  There is some winter visibility from the public right of way to the east. This links to the Greensand Way to the north.	The site is enclosed by mature trees and outgrown hedgerows, and nearby settlement is not visible resulting in a sense of remoteness and a scenic quality.  The road network is audible at times which occasionally detracts from the sense of tranquillity.  There is occasional noise from the railway line to the north.	<b>MODERATE</b>





South Godstone Analysis Plan (Area 10) See Figure 7 on page 1 for plan location

Based on mapping data licensed from Ordnance Survey, Crown copyright.



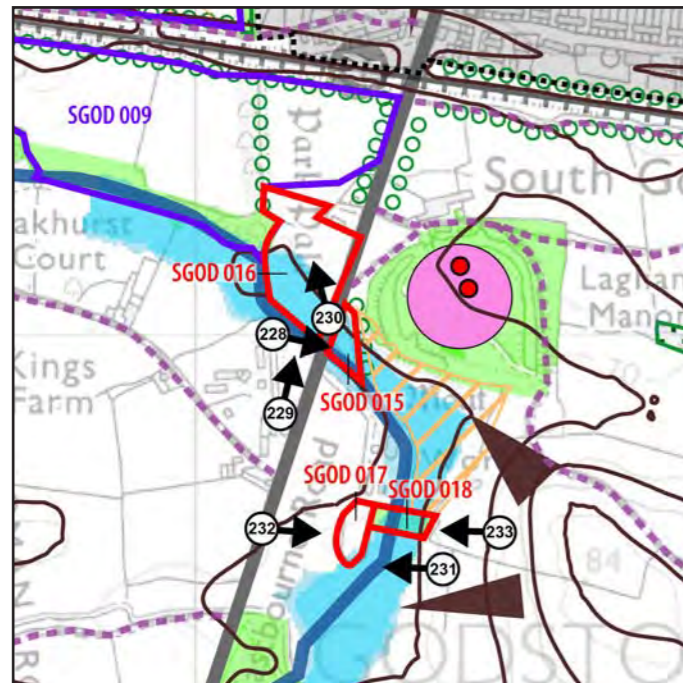
### South Godstone Settlement Analysis

- 2.40 South Godstone lies within the centre of Tandridge, situated in the Low Weald, underlain by mudstone, siltstone and sandstone. The village is outside the Surrey Hills AONB, although the Greensand Hills which are a candidate for inclusion within the AONB lie a few miles to the north, and the AGLV abuts the settlement to the north and west.
- 2.41 South Godstone is a relatively small nucleated settlement surrounded by farmland, and focused on the A22 at the crossing point with the Southern Railway Redhill to Tonbridge railway line.
- 2.42 Located in the undulating Low Weald, the village is predominately on south facing topography. The settlement edges are well defined by tree cover where they interface with the surrounding rural landscape, including a woodland belt along the western edge and vegetation either side of the railway which contains the village to the south. Further afield, small woodland blocks and watercourses break up the regularity of the farmland landscape bounded by clipped hedges with mature oaks.
- 2.43 A collection of sites are located along the minor watercourse and gentle valley feature to the south of South Godstone, separated from the village by the railway line. These are **SGOD015**, **SGOD016**, **SGOD017** and **SGOD018**.
- 2.44 Each site associated with South Godstone is assessed in more detail on the following pages.





Photograph 228: View east from the A22



Plan not to scale  
See plan on page 50 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **SGOD015** is a small garden nursery site, with moderate visual sensitivity due to being located adjacent to a Scheduled Monument.
- 1.2 The public right of way to the north, and areas of land adjacent to the Scheduled Monument have filtered views of the site, although these are mostly limited to views of the boundary trees.
- 1.3 Views from the east are obscured by the boundary vegetation.
- 1.4 The site has open fence boundaries to the south and west. This allows views in from the approach to the south along the Eastbourne Road and surrounding landscape, including from the nursery site to the immediate south, from the public footpath along Water Lane and properties adjacent.
- 1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 With moderate sensitivity and value, site **SGOD015** is judged to have a medium landscape capacity for housing development. The site could potentially accommodate development proposals, provided proposals demonstrate no adverse impacts on the setting of the existing landscape. Other evidence relevant to the site's suitability for development should also be considered.



**Landscape Sensitivity:**

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	2	5	1	2	3	5	20
The site is a small part of a nursery site, and consists of hard surfacing for car parking, storage areas and greenhouses to the southern boundary. There are some mature trees within the site and along the eastern boundary of the site. The road boundary is formed by a wire fence. A stream forms the southern boundary, and there are a mixture of boundary treatments along the edge of the Scheduled Monument and Site of Nature Conservation Interest to the north west. The site is somewhat unkempt due to its land use. The site is recorded as Grade 4 agricultural land.	The site is adjacent to a Site of Nature Conservation Interest, a stream and mature trees around the Scheduled Monument. The hardstanding parts of the site have little potential to support habitats.  The trees along the eastern boundary connect to the north and south, so may be part of a wildlife corridor.	The site is detached from settlement.	There is no contribution to separation between settlements.	Mature boundary trees along the eastern boundary contribute to the wooded character of the landscape around the Scheduled Monument.  The land use of the site results in a neutral contribution to the setting of the surrounding landscape.	The site is visible from the road due to the open western boundary.  The public right of way to the north of the site and areas of land adjacent to the Scheduled Monument have filtered views, although no open views from the Scheduled Monument.	The site is detached from settlement and within an area of Flood Zone.	<b>MODERATE</b>

**Landscape Value:**

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	5	1	2	3	1	2	15
None.	The site is entirely within an area of Flood Zone.  The site is adjacent to a Site of Nature Conservation Interest, a Scheduled Monument and listed buildings (Grade II* and Grade II).  There is a Biodiversity Opportunity Area across the site.	The site is unremarkable, in horticultural use.	SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS  106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)  Park of the historic Park Pale around Latham Manor.	The wooded eastern boundary contributes to the setting of the Scheduled Monument.	There is a public right of way to the north which has a view of the site. There is no recreation use of the site.	The site is within a rural area to the south of South Godstone and there are some scenic views to the south and west.  The A22 is a major road linking London to Eastbourne and is busy the majority of the time. This detracts from any sense of tranquillity.	<b>MODERATE</b>

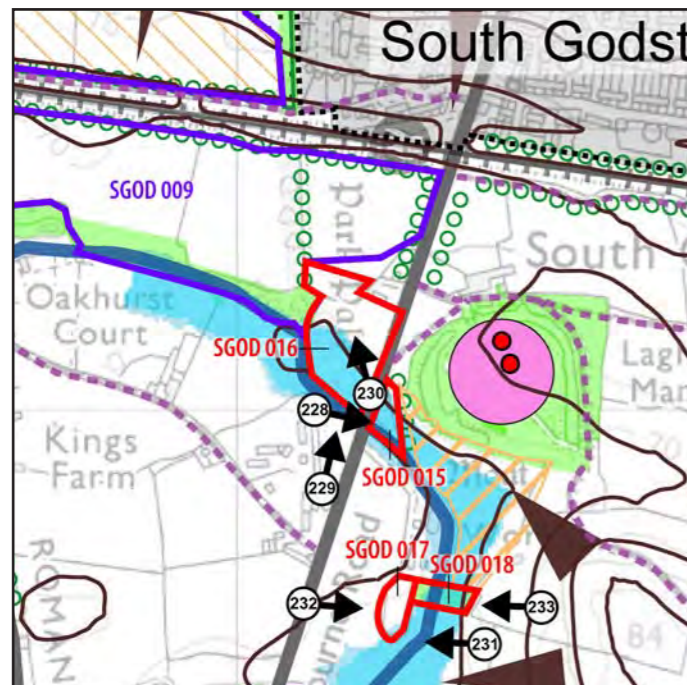




Photograph 229: View north from RSPCA centre



Photograph 230: View north-west from the A22



Plan not to scale  
See plan on page 50 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **GOD016** is a large agricultural field, divided up into a series of grazing fields. It lies across a small valley landform. The visual envelope extends to all sides of the site, but longer distance views are also possible from within the valley to the north and south.
- 1.2 To the north and east of the site a low road side hedgerow and rolling landform allow views from the adjacent northern field and dwellings, the road as it passes the field and the public rights of way network and field adjacent to the Scheduled Monument.
- 1.3 There is an open boundary along the south of the site which allows views from the adjacent field and access road to the RSPCA centre (see Photograph 229). Longer distance views are restricted however by vegetation.
- 1.4 To the west the site is contained by layers of garden vegetation and vegetation along the stream obscuring views of the site.
- 1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating

feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

**Substantial** sensitivity x **Moderate** value = **Low** landscape capacity

- 2.2 Site **SGOD016** has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its contribution to the local landscape setting and the low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development overall. Development on this site would have a detrimental effect on the Low Weald Farmland character of the landscape as a whole.



**Landscape Sensitivity:**

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	3	5	1	3	3	5	23
<p>The site is a field in pasture, to the south of South Godstone, which slopes very gently towards the stream running along the southern boundary.</p> <p>The western boundary is formed by vegetation along the historic Lagham Park Pale and to the north is a variety of boundaries including a hedgerow with gaps, post and wire fence, and wooden fence. There is a low, mixed native hedgerow along the road. There is a mature oak tree within the site.</p> <p>The majority of the site is recorded as Grade 4 agricultural land.</p>	<p>The site is located to the north of a stream and has hedgerows which run through the site providing habitat connectivity to the north and south.</p> <p>The southern part of the site is within an area of Flood Zone.</p>	<p>The site is detached from settlement.</p>	<p>There is no major contribution to separation between settlements.</p>	<p>The site is part of the rural low weald farmland to the south of South Godstone and contributes to the setting of the Scheduled Monument to the east.</p> <p>The site and surrounding fields are visible from the road over the low hedge which contributes to the rural approach to South Godstone.</p>	<p>The field is to the west of Lagham Manor Scheduled Monument and is visible from parts of it, including the surrounding public rights of way network.</p> <p>There are open views from the A22 road, over the low hedge.</p> <p>The three dwellings to the north of the site have views onto the site.</p>	<p>Effects on the amenity of the public rights of way network to the east of the site, and the setting of the Scheduled Monument would be difficult to mitigate.</p> <p>Development on this site would lead to a detached unit of settlement.</p> <p>Boundary vegetation would need to be enhanced in order to mitigate some of the impacts on views.</p>	<b>SUBSTANTIAL</b>

**Landscape Value:**

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	2	3	3	2	2	16
<p>None.</p>	<p>The southern part of the site falls into an area of Flood Zone. This is also designated as a Biodiversity Opportunity Area.</p> <p>There is a Scheduled Monument to the east of the site.</p>	<p>The site is characteristic of the Low Weald Farmland to the south of South Godstone.</p> <p>The mature oak tree within the site is notable.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/SYSTEMS</p> <p>106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)</p> <p>The western boundary is part of an historic Park Pale around Lagham Manor.</p>	<p>The field is part of the immediate rural setting to the Scheduled Monument to the west.</p>	<p>There is no formal or informal public access to the site.</p> <p>There is visual access of the site from public rights of ways near to the site.</p>	<p>The site is within a rural area to the south of South Godstone and there are some scenic views to the south west and east across the Scheduled Monument.</p> <p>The A22 is a major road linking London to Eastbourne and is busy the majority of the time. This detracts from a sense of tranquillity.</p>	<b>MODERATE</b>